

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 15, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

(1) Approval of Minutes for the May 18, 2023 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(2) **H2023-008 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Kim Armstrong for the approval of a Certificate of Appropriateness for a driveway on a *High Contributing Property* being a 1.181-acre tract of land identified as Block 51 of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 307 S. Clark Street, and take any action necessary.

(3) **H2023-009 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Michael Cheatham on behalf of Jim Rickets for the approval of a Certificate of Appropriateness for exterior alterations on a *High Contributing Property* being a 0.550-acre parcel of land identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 N. Fannin Street, and take any action necessary.

(V) ACTION ITEMS

(4) Discuss and consider a request by Alexander Barakat for a waiver to the time limitation requirements on a denied application to allow the reapplication of a Certificate of Appropriateness for a front yard fence on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as a portion of Lot C, Block 2, Farmers & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 Williams Street, and take any action necessary.

(VI) DISCUSSION ITEMS

These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.

(3) Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

(VII) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on June 9, 2023 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 18, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2
3 I. CALL TO ORDER

4
5 Chairman Jay Odom brought the meeting to order at 6:00 PM. Board members present were Sarah Freed, Haydon Frasier, Tiffany Miller, Allison
6 McNeely, and Steve Gaskin. was Absent from the meeting was Board Member Marci Hall. Staff members present were Director of Planning and
7 Zoning Ryan Miller, Planners Bethany Ross and Henry Lee, Planning Technician Angelica Guevara, and Planning Coordinator Melanie Zavala.

8
9 II. OPEN FORUM

10
11 *This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public hearing.*
12 *Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during*
13 *the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per*
14 *the Texas Open Meetings Act.*

15
16 Chairman Odom explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one
17 coming forward to speak Chairman Odom closed the open forum.

18
19 III. CONSENT AGENDA

20 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code*
21 *(UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

22
23 1. Approval of Minutes for the April 20, 2023 Historic Preservation Advisory (HPAB) meeting.

24
25 Board Member Freed made a motion to approve the consent agenda. Board Member Frasier seconded the motion which passed by a vote of 6-0.

26
27 IV. PUBLIC HEARING ITEMS

28
29 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please*
30 *submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic*
31 *Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please*
32 *limit all comments to three (3) minutes out of respect for the time of other citizens.*

33
34 2. H2023-005 (HENRY LEE)

35 Hold a public hearing to discuss and consider a request by Nathan Romo on behalf of Patricia Edwards for the approval of a Certificate of Appropriateness for
36 a fence on a High Contributing Property being a 0.907-acre parcel of land identified as Lot A, a portion of Block 121, BF Boydston Addition, City of Rockwall,
37 Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 Williams
38 Street, and take any action necessary.

39
40 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a Certificate of Appropriateness to
41 construct an 8-foot cedar fence along the western property line for a high contributing property. The fence will connect to the existing stone wall
42 whose height was increased a few years ago. It will attach to that wall and continue north to where there's an existing wrought iron fence in place.
43 Staff mailed out 22 notices to property owners and occupants within 200-feet of the subject property. At this time, taff has not received any notices
44 back in regards to the applicant's request.

45
46 Board Member Haydon Frasier recused himself from the meeting.

47
48 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time.

49
50 Ty Martinez
51 Fate Roofing Group

52
53 Mr. Martinez came forward and provided additional details in regards to the request.

54
55 Chairman Odom asked if anyone else wished to speak; there being no one indicating such, Chairman Odom closed the public hearing and brought
56 the item back to the Board for discussion or action.

57
58 Board Member McNeely asked if they would need to replace the fence.

59
60 Board Member Gaskin asked why it would need to be 8-feet tall. He also asked how far it came up towards the street.

61
62 Chairman Odom asked if the trees would be torn out by the fence. He also asked how much space there was between the bushes and trees by the
63 chain link fence.

64

65 Board Member Gaskin explained that the request does not comply with the guidelines.

66
67 Board Member Miller asked if anything was visible from the side of the road as you're driving by.

68
69 Board Member Miller asked how they would build the fence without messing up the foliage.

70
71 Board Member Freed asked if the shrubbery would still stay intact.

72
73 After some discussion, Board Member Miller made a motion to deny the COA for H2023-005. Board Member Freed seconded the motion to deny
74 which passed by a vote 5-0.

75
76 3. H2023-006 (ANGELICA GUEVARA)

77 Hold a public hearing to discuss and consider a request by Alexander Barakat for the approval of a Certificate of Appropriateness for a fence on a *Medium*
78 *Contributing Property* being a 0.2800-acre parcel of land identified as a portion of Lot C, Block 2, Farmers & Merchants Addition, City of Rockwall, Rockwall
79 County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 Williams Street, and
80 take any action necessary.

81
82 Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting approval of a Certificate of
83 Appropriateness on a Medium Contributing property. The applicant is proposing to remove the damaged three (3) foot wooden fence and replace it
84 with a four (4) foot wrought iron fence. Part of the reason why this request is coming before the Board is because the applicant started removing
85 the fence making the property no longer legally non-conforming. Staff should also note that the applicant commenced work prior to submitting or
86 receiving a COA or Building Permit. However, the new fence does meet the UDC requirements and does not appear to impair the Historical integrity
87 of the home. If the Historic Board chooses to approve the COA then they will be sending a recommendation for approval to the Planning and
88 Zoning commission. Staff mailed out 22 notices to property owners and occupants within 200-feet of the subject property. At this time, Staff had
89 not received any notices back regarding the applicant's request.

90
91 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time.

92
93 James Seregow
94 503 N. Fannin Street
95 Rockwall, TX 75087

96
97 Mr. Seregow came forward and expressed his concerns regarding the request.

98
99 Chairman Odom asked if anyone else wished to speak; there being no one indicating such, Chairman Odom closed the public hearing and brought
100 the item back to the Board for discussion or action.

101
102
103 Board Member Miller expressed her concerns with things getting started without a permit.

104
105
106
107 After brief discussion, Board Member Miller made a motion to deny the COA for H2023-006. Board Member Freed seconded the motion to deny
108 which passed by a vote 6-0.

109
110 V.DISCUSSION ITEMS

111
112 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*
113 *will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when*
114 *these items are considered for action by the Historic Preservation Advisory Board.*

115
116 1. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

117
118 Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.

119
120 VI.ADJOURNMENT

121
122 Chairman Odom adjourned the meeting at 6:50 PM.

123
124 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY
125 OF _____ 2023.

126
127
128
129 _____
130 JAY ODOM, CHAIRMAN

131
132 _____

133 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR
134
135
136
137
138



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: June 15, 2023
APPLICANT: Kim Armstrong
CASE NUMBER: H2023-008; *Certificate of Appropriateness (COA) for 307 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Kim Armstrong for the approval of a *Certificate of Appropriateness (COA)* for a driveway on a *High Contributing Property* being a 1.181-acre parcel of land identified as Block 51, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 307 S Clark Street, and take any action necessary.

BACKGROUND

The 1,636 SF single-family home (*i.e. Figure 1*) -- situated on the subject property at 307 S. Clark Street -- was constructed circa 1890 utilizing the *National Folk* architectural style according to the 2017 *Historic Resource Survey*. According to Rockwall County Appraisal District (RCAD), there is also a 786 SF detached garage and a 160 SF storage building situated on the property. The single-family home is classified as *High-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *High Contributing* classification is defined as having very few -- *if any* -- alterations, and possess strong associations with the historical context. The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: 307 S CLARK STREET (PHOTO PROVIDED BY THE APPLICANT)

PURPOSE

The applicant is requesting approval of a *Certificate of Appropriateness (COA)* for the purpose of constructing a driveway from either [Option A] black star gravel with a stone border or [Option B] with lueders gray pavers. Option A also includes updated landscape plans shown in *Figure 2*.

ADJACENT LAND USES AND ACCESS

The subject property is located at 307 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.23-acre parcel of land (i.e. 301 S. Clark Street) that is developed with a single-family home that is designated as a *Medium-Contributing Property* on the 2017 Historic Resource Survey. This property is zoned Single-Family 7 (SF-7) District. Following this is Hartman Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District followed by a 0.15-acre parcel of land (i.e. 213 S Clark Street) developed with a single-family home. This property is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a 0.7379-acre parcel of land (i.e. 401 S Clark Street) developed with a single-family home that is designated as a *Low-Contributing Property* on the 2017 Historic Resource Survey, and zoned Single-Family 7 (SF-7) District. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District followed by a 0.440-acre parcel of land (i.e. 403 S Clark Street) developed with a single-family home that is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is a 0.5700-acre parcel of land (i.e. 701 Hartman Street) developed with a single-family home that is designated as a *Medium-Contributing Property* on the 2017 Historic Resource Survey, and zoned Single-Family 7 (SF-7) District. Beyond this is a 0.49-acre parcel of land (i.e. 712 Hartman Street) developed with a single-family home that is designated as a *Non-Contributing Property* on the 2017 Historic Resource Survey, and zoned Single-Family 7 (SF-7) District. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District followed by a 0.6570-acre parcel of land (i.e. 716 Hartman Street) developed with a single-family home that is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (i.e. 513 Munson Street, 511 Munson Street, 509 Munson Street) developed with single-family homes that are designated as a *Medium-Contributing Properties* on the 2017 Historic Resource Survey, and that are zoned Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE PROJECT

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of constructing a driveway. The applicant has proposed the following options: [Option A] the driveway will be constructed with black star gravel and a stone border or [Option B] the driveway will be constructed with lueders gray pavers. The photos provided by the applicant indicate that the existing gravel drive has washed out, and the applicant has stated that when it rains they have trouble with getting their vehicles out of the driveway. The applicant has also provided renderings of the proposed landscaping that will be installed after the driveway has been replaced if Option A is approved (see Figure 2). Based on the applicant’s presentation, Option B is much more expensive and will cause the installation of the proposed landscaping to be delayed.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY’S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he provisions of this ordinance [Historic Overlay (HOV) District] shall apply only to those

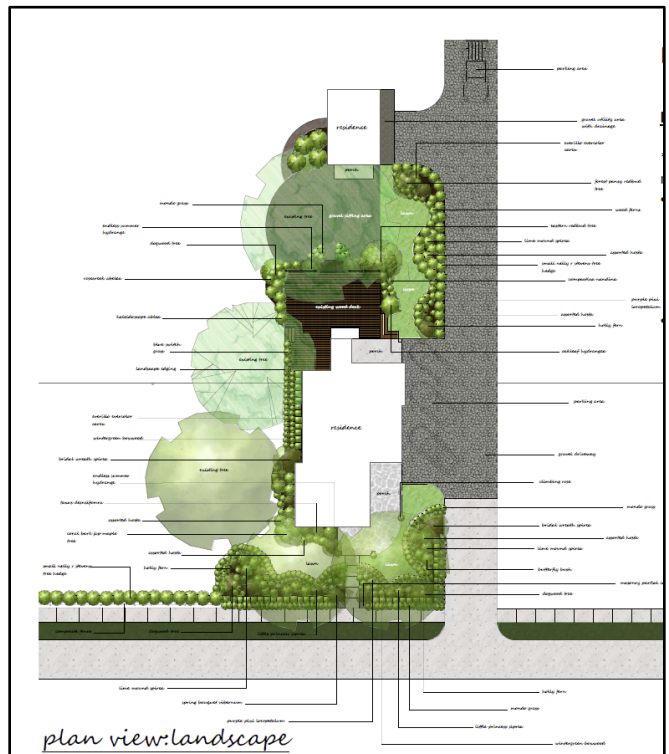


FIGURE 2: OPTION A: GRAVEL DRIVE WITH STONE BORDER

properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property.” In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *High-Contributing Property* on the 2017 Historic Resource Survey.

In reviewing the applicant’s request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), driveway materials are subject to the following: “(J) Paving Materials. (1) Driveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt. (2) All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot.” In this case, the applicant is requesting to pave the driveway with black star gravel and provide a stone border to keep the gravel in or pave the driveway with pavers (*i.e. Figure 3*). According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(I) Driveways. ... (8) (p)arking should be on ‘improved’ surfaces only, thereby maintaining the integrity of the front, side, and rear yards of the property.”



FIGURE 3: OPTION B: LEUDERS GRAY PAVERS

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” In this case, the applicant has indicated that the gravel area will be used as parking which would mean that *Option A* would not be in conformance with the requirements contained within the Unified Development Code (UDC); however, *Option B* (*i.e. improve the driveway with pavers*) would be in conformance with the requirements contained within the Unified Development Code (UDC). It should be noted, that staff was unable to find another Certificate of Appropriateness (COA) that was approved allowing gravel in lieu of the required paving materials, and that gravel is not allowed in any portion of the City. With this being said, the proposed scopes of work (*i.e. both Option A and B*) do not appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On June 6, 2023, staff mailed 31 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER:

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 307 S. Clark St

SUBDIVISION

LOT

BLOCK

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY:

OWNER(S) NAME

Kim Armstrong

APPLICANT(S) NAME

ADDRESS

307 S. Clark St

ADDRESS

PHONE

214-500-0600

PHONE

E-MAIL

Kaid8919@gmail.com

E-MAIL

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY:

add driveway, landscaping, sprinkler system

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

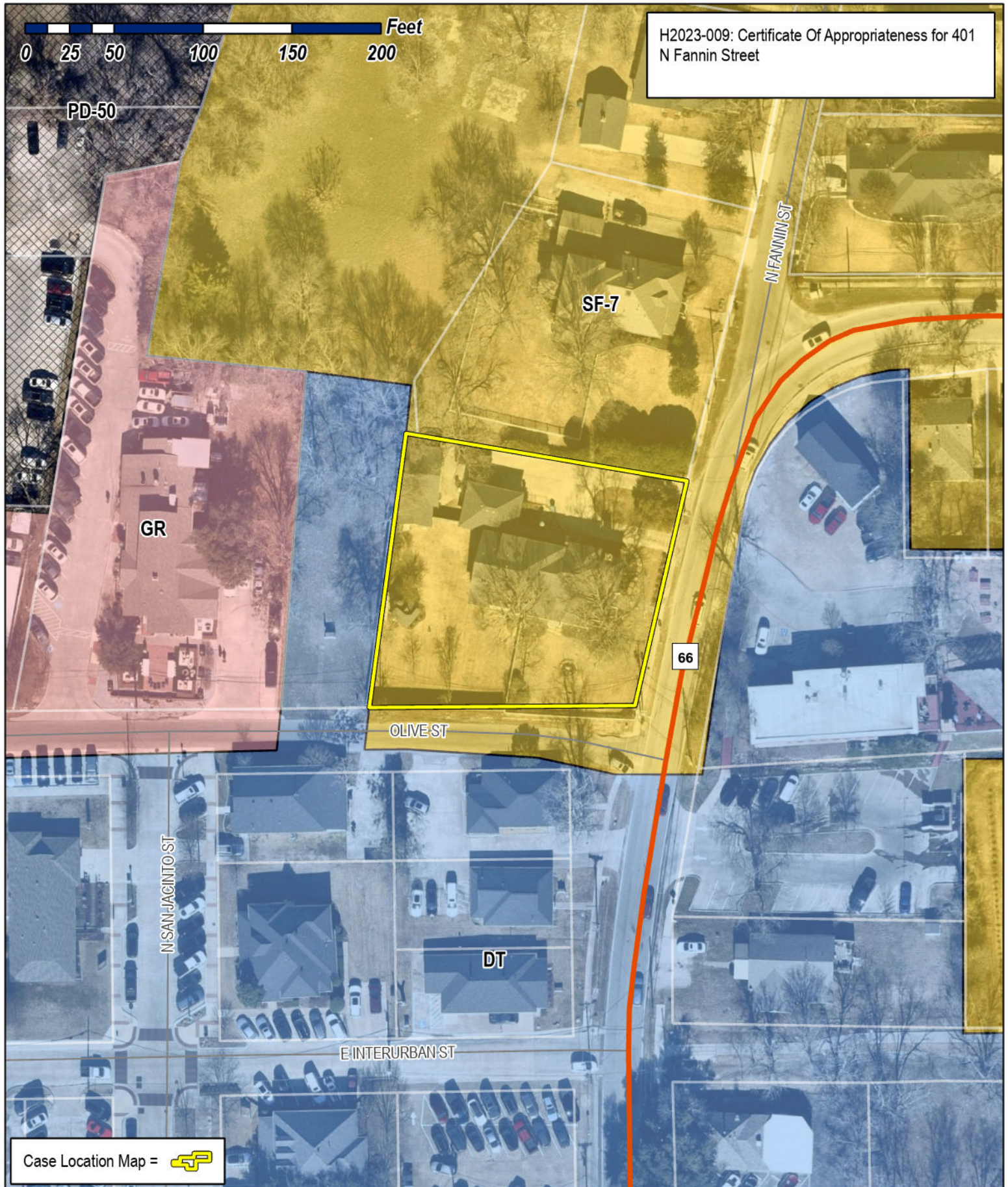
I put this in a power point presentation

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2023-009: Certificate Of Appropriateness for 401 N Fannin Street



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

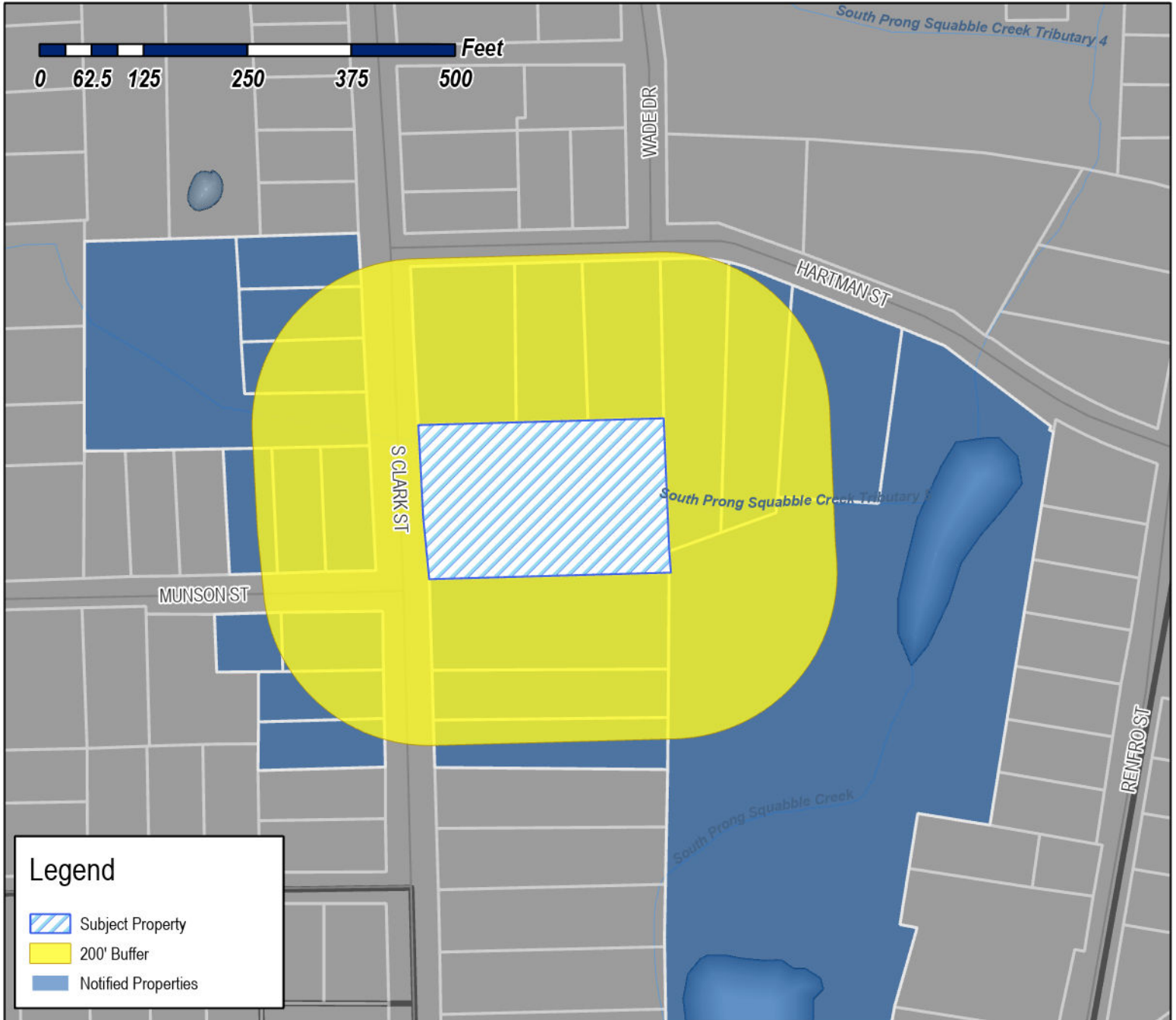




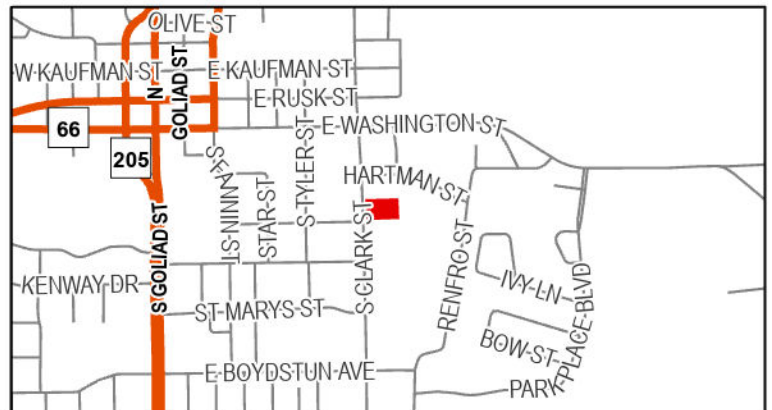
City of Rockwall

Planning & Zoning Department
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Case Number: H2023-008
Case Name: COA for 307 S Clark Street
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 307 S Clark Street



Date Saved: 5/31/2023

For Questions on this Case Call: (972) 771-7746

OCCUPANT
404 S CLARK ST
ROCKWALL, TX 75087

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

OCCUPANT
406 S CLARK ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

OCCUPANT
511 MUNSON
ROCKWALL, TX 75087

RICKERSON CHARLES
1728 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
513 MUNSON
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LITTLE RIVER ACADEMY, TX 76554

SADLER LESLIE A
402 S CLARK
ROCKWALL, TX 75087

OCCUPANT
508 MUNSON
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

OCCUPANT
214 S CLARK
ROCKWALL, TX 75087

TRES PUERTAS LLC
5800 E CAMPUS CIRCLE #114A
IRVING, TX 75063

BURGESS JULIA ANN
302 S CLARK
ROCKWALL, TX 75087

OCCUPANT
306 S CLARK
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

OCCUPANT
509 MUNSON
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 S CLARK STREET
ROCKWALL, TX 75087

OCCUPANT
403 S CLARK STREET
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN
ROCKWALL, TX 75087

OCCUPANT
706 HARTMAN
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2023-008: COA for a Driveway at 307 S. Clark Street

Hold a public hearing to discuss and consider a request by Kim Armstrong for the approval of a Certificate of Appropriateness for a driveway on a High Contributing Property being a 1.181-acre tract of land identified as Block 51 of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 307 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, June 15, 2023 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, June 15, 2023 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

Case No. H2023-008: COA for a Driveway at 307 S. Clark Street

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Dear Historical Preservation Board,

The reason I am requesting a meeting, is to review the hardscape plans for a driveway extension. At the current time, our driveway will only hold one vehicle. Other options for Parking are in the yard. This is not only unattractive, but it is also not an option when the ground is wet. We have had our vehicle stuck in the mud, and along with it being inconvenient, it also creates unsightly ruts and mud tracks along the drive and city streets.

Because I love the house and the architecture so much knew it was important to have professional landscaping plans created. So I invested in a landscape designer to create plans that will enhance the house in the best way. I believe it is my obligation to preserve this property with the original integrity in which it was built. This is a very special home, and there are not many homes around that have the character and charm that this home has. From the wavy windows to the long leaf pine floors, shiplap interior, creaky stairs etc. This home has a history, and a soul. It is why I fell in love with this home. Before this home came on the market, I was driving around with my real estate agent. We passed this home a couple of times- the first time we passed it I said, *"If that home ever comes on the market, I would scoop it up in a heartbeat. But no one ever puts a home like that on the market."* From then on, every time I would pass this home with my agent in the car, I would say, *"There's my home!"* We would both laugh. Well, Low and behold several months later, this home DID come on the market. I couldn't believe it, I had spotted it on Zillow- So, I called my realtor, and I told her, we NEED to get this home.

I devoured the photos of this home online; I visually walked the entire house in my head before I ever stepped foot inside the home to see it in person. From the photos I mapped out the layout in my head. – My realtor, of course, scheduled a showing immediately after I called her. When I stepped into the home for the first time, I could just feel everything was right about this place. I stepped into the foyer, I saw the pine steps, the cast metal hinges still left on the door opening, the stained-glass window installed in the door, it was just everything I thought it would be. We took one step into the room off the foyer, and I squealed, *"This is it, Let's go sign the papers!!!"* I turned on one heel to begin to leave so we could get the paperwork going, immediately, (I didn't want to waste any time)! My realtor Laughed, and said, *"Well, I guess you like it, but don't you want to see the rest of the house."* We both laughed and I agreed that would probably be a good idea.

While we grabbed the opportunity to own this dream property, we were not in a position to move in right away. Our intention is to retire and slow down our lives in this home in a few years. We knew we would never get another opportunity to own a home of this caliber. We knew this was our "once in a life-time opportunity." In the present day, we would like to invest in the improvement of this gorgeous home so that it is perfect in every way and ready for us when we do retire in a few years. We are asking for your teamwork in making those improvements to our very special Part of History!

Sincerely,

Kim and Chris Armstrong
307 S. Clark St. Rockwall, TX 75087



LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 3/4" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊕ POINT FOR CORNER
- ⊗ 5/8" ROD FOUND
- T TRANSFORMER PAD
- COLUMN
- ▲ UNDERGROUND ELECTRIC
- OHP OVERHEAD ELECTRIC POWER
- OES OVERHEAD ELECTRIC SERVICE
- CLN CHAIN LINK
- WTF WOOD FENCE 0.5' WIDE TYPICAL
- DSF DOUBLE SIDED WOOD FENCE
- FENCE POST FOR CORNER
- CM MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- POWER POLE
- △ OVERHEAD ELECTRIC
- IF IRON FENCE
- BW BARBED WIRE
- EA EDGE OF ASPHALT
- EG EDGE OF GRAVEL
- S STONE
- C CONCRETE
- CA COVERED AREA
- B BRICK

EXCEPTIONS:

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTE: REVISION MADE TO ADD SET CORNERS AND UPDATED LEGAL. 07/30/19—MARIA

NOTES:
 EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone A and does lie within the 100 year flood zone. Except as shown.

This survey is made in conjunction with the information provided by Capital Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
 Date: _____ Purchaser
 _____ Purchaser

307 S. Clark Street

Being a tract of land situated in the Benjamin F. Boydston 572 acre Survey, Abstract No. 14, Rockwall County, Texas, same being that tract of land conveyed to Tyler R. Riddle and Megan L. Riddle, by deed recorded in Instrument No. 2016000007399, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Linda Cauble, by deed recorded in Instrument No. 2006-00359077, Official Public Records of Rockwall County, Texas and lying along the East line of S. Clark Street (public right-of-way);

THENCE North 88 degrees 27 minutes 09 seconds East, along the South line of said Cauble tract, a distance of 198.03 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to J. Dale Cherry and Teddi Cherry, by deed recorded in Instrument No. 2015000015128, Official Public Records of Rockwall County, Texas and being the Southwest corner of that tract of land conveyed to Heather Shelton, by deed recorded in Instrument No. 2014000003984, Official Public Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 85 degrees 57 minutes 59 seconds West, a distance of 0.41 feet for witness;

THENCE North 89 degrees 26 minutes 57 seconds East, along the South line of said Shelton tract, a distance of 81.55 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

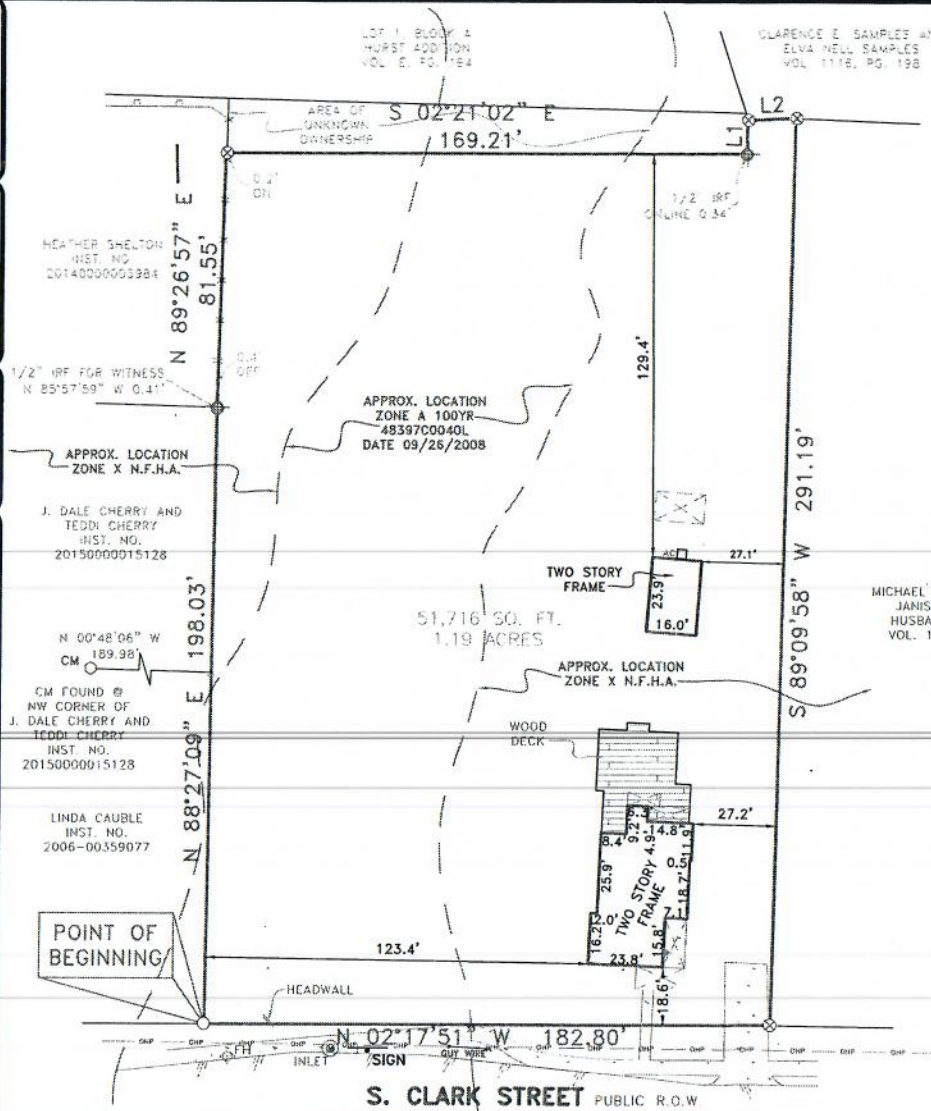
THENCE South 02 degrees 21 minutes 02 seconds East, a distance of 169.21 feet to a point for corner, from which a 1/2 inch iron rod found online bears in a Northerly direction at a distance of 0.34 feet for reference;

THENCE North 88 degrees 54 minutes 14 seconds East, a distance of 10.96 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to Clarence E. Samples and Elva Nell Samples, by deed recorded in Volume 1116, Page 198, Deed Records of Rockwall County, Texas;

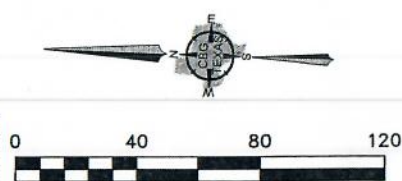
THENCE South 03 degrees 57 minutes 21 seconds East, along the West line of said Samples tract, a distance of 15.72 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Michael J. Pittman and Janie A. Pittman, husband and wife, by deed recorded in Volume 1739, Page 178, Deed Records of Rockwall County, Texas;

THENCE South 89 degrees 09 minutes 58 seconds West, along the North line of said Pittman tract, a distance of 291.19 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Pittman tract and lying along the aforementioned East line of S. Clark Street;

THENCE North 02 degrees 17 minutes 51 seconds West, along said East line of S. Clark Street, a distance of 182.80 feet to the POINT OF BEGINNING and containing 51,715 square feet or 1.19 acres of land.



LINE	BEARING	DISTANCE
L1	N 88°54'14" E	10.96'
L2	S 03°57'21" E	15.72'



Drawn By: MARIA
 Scale: 1" = 40'
 Date: 07/22/19
 GF No.: 19-428506-RW
 Job No.: 1914510

12025 Shiloh Road, Ste. 240
 Dallas, TX 75228
 P 214-349-9485
 F 214-349-2216
 Firm No. 10168800
 www.cbgtllc.com

307 S. Clark Street, Rockwall, TX 75087

- I would like to propose adding a driveway extension to the existing parking pad currently installed at my residence
- Our intentions are to be historically accurate in the selection of the material, and to enhance the curb appeal of the home
- We have hired a landscape designer, and I hope to get approved Option A in my presentation so that I have room in my budget to finish the landscaping design as intended
 - I believe the vegetation and the landscaping will make my house extremely more appealing for the curb appeal of my home as well as the city.
- I will provide the landscaping plan as I think it is important to the design plan and is integrated with the
- I will provide My own Cad Plan for what I would like to propose as the overall layout of the hardscaping- I have had several revisions with the landscape designer, and my Autocad Plans are the most scaled drawings, and represent most accurately the placement of material -
 - I am not able to draw the flower beds in as easily on Cad, so please follow along as I present the landscaping plan in conjunction with my hardscaping layout.
- Our Intention is to get Option A Passed, I will provide Option B as a back up plan-
 - This option is B is 2.8 times more expensive than Option A
 - Option B will not allow us to install the flower beds for a few years, as I slowly build back my finances
- If Option A is not Approved, please see if Option B could be approved
 - Option B is almost triple the costs of Option A
 - This will completely drain all of our funds for additional improvements like landscaping and sprinklers
 - This will require us to hold off on the landscaping plans for several years.
- The Survey is Included in these pages
- Photos of the existing conditions are included

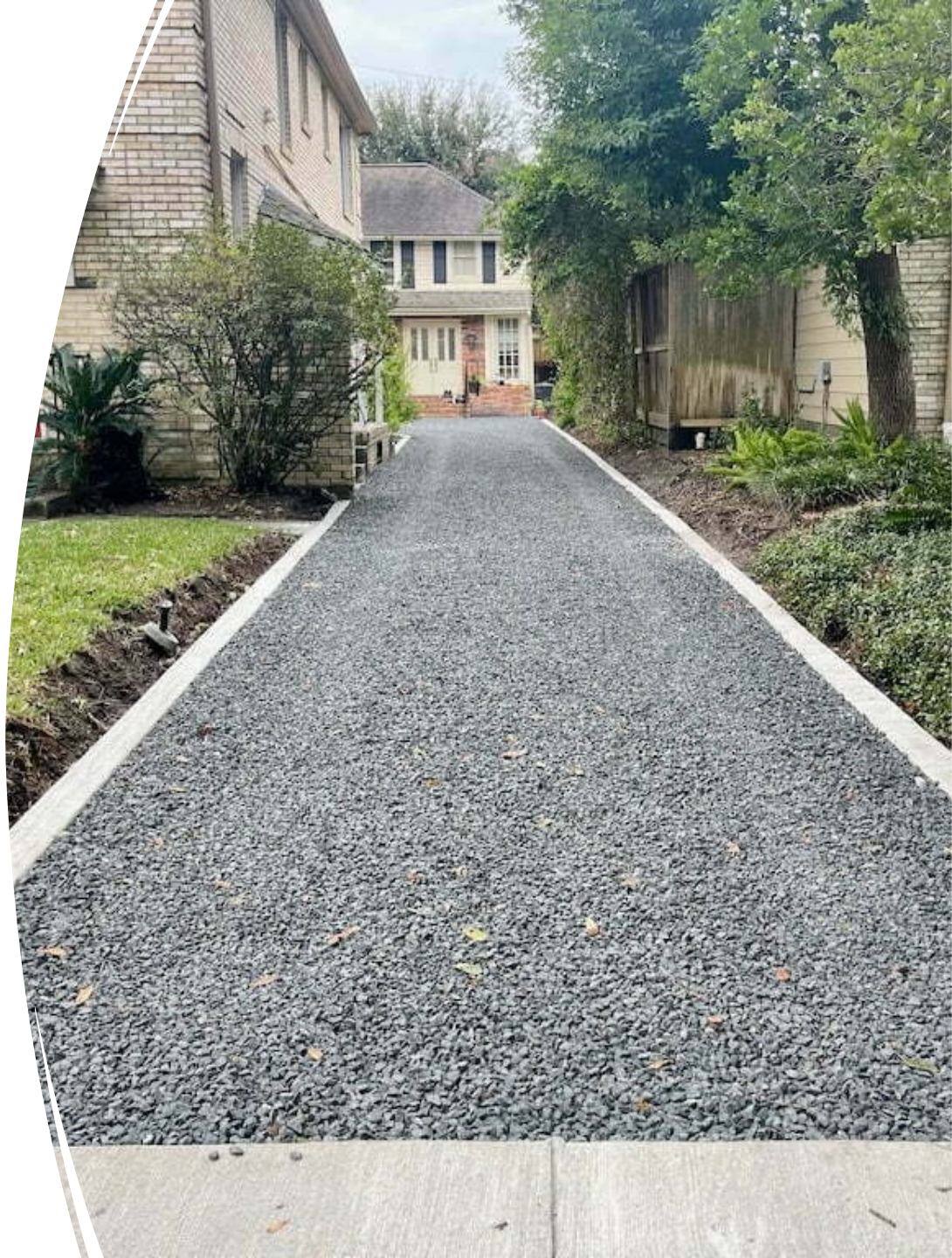
Option A:

Black Star Gravel with stone lined edge

Price: \$12,000- (driveway only, not including landscaping)

Research on Historical materials for a Driveway

- The first known use of word driveway was in 1871. According to “This Old House”, most houses built before 1850 were reached via dirt paths. Driveways for the common home simply did not exist. The dirt paths were direct rather than meandering, and not very wide, perhaps 3’ at most. They were not even meant for carriages – and certainly not meant for vehicles which would appear in later years. In later years, the driveway was originally designed to be a path that you drove on (originally for carriages) to reach the front of a home. Only in modern times, when everyone owned a car, did there become a need for a place to store it (garage), so the driveway became a place to “park your car.” With the age of motorized vehicles, post 1900, actual driveways and back alley access ways became commonplace. During the second half of the 19th century, creative driveways began to show up on nicer homes. Semi-circular drives and curving walks, along with the addition of curbing—trimmed edges of cobblestone, cut stone, brick, shells, or clay tile began to make an appearance. Gravel was the preferred surfacing material, although brick, stone and flagstone walks became more prominent and sometimes only a two wheel concrete ribbon down a grass or dirt path. Today’s driveways and choices of paving materials are plentiful, ranging from concrete, asphalt, gravel, and decomposed granite, to more creative and long lasting materials such as brick, natural stone pavers, and our favorite; cobblestone!



Hopedene mansion, from American estates and gardens (1904)



Gravel Drive

Similar shape and similar materials I am proposing using.



More Facts on Gravel Driveways

A driveway of pea-size gravel trimmed with a cobbled, brick, or picturesque seashell curb offers a textured surface that complements the old house and also drains well. Brick and stone (including cobbles) are also good choices for drives—especially where they were used regionally, as brick was in the South. For walks, choose a smoother surface, such as bricks, frostproof brick pavers, or paving stones (e.g., bluestone or other local sedimentary stone). Set heavy, thick stones or bricks in stone dust or sand, not mortar.



Driveways started during the days of horse and cart days of the 1890's pretty much before this there wasn't anything but just old dirt tracks made from mud. Towards the end of the 19th century those with money started to be extra creative creating curves and bends, the design started to change too including curbs being added with edging made from things like clay tiles and cut stones.

The next real change to the history of driveways was the introduction of gravel to the road surface, along with walkways made from flagstone, brick or cobbles.

- To the right, is an image of a home located very close, in Terrell, TX off of Griffith Ave. – This image was taken in 1950- they have a gravel Driveway.



Black Star Gravel is what we would use on the center part of the gravel drive.

- You will find evidence of this material throughout the neighborhood
 - Especially prominently used along Boydston Dr.



I have visited Preston Hollow many times, and I love how they use this installation on their properties for parking. It looks so much more natural, and a lot less invasive than concrete



Here are images of Black star Gravel
- Above is a stone border, in which we would install

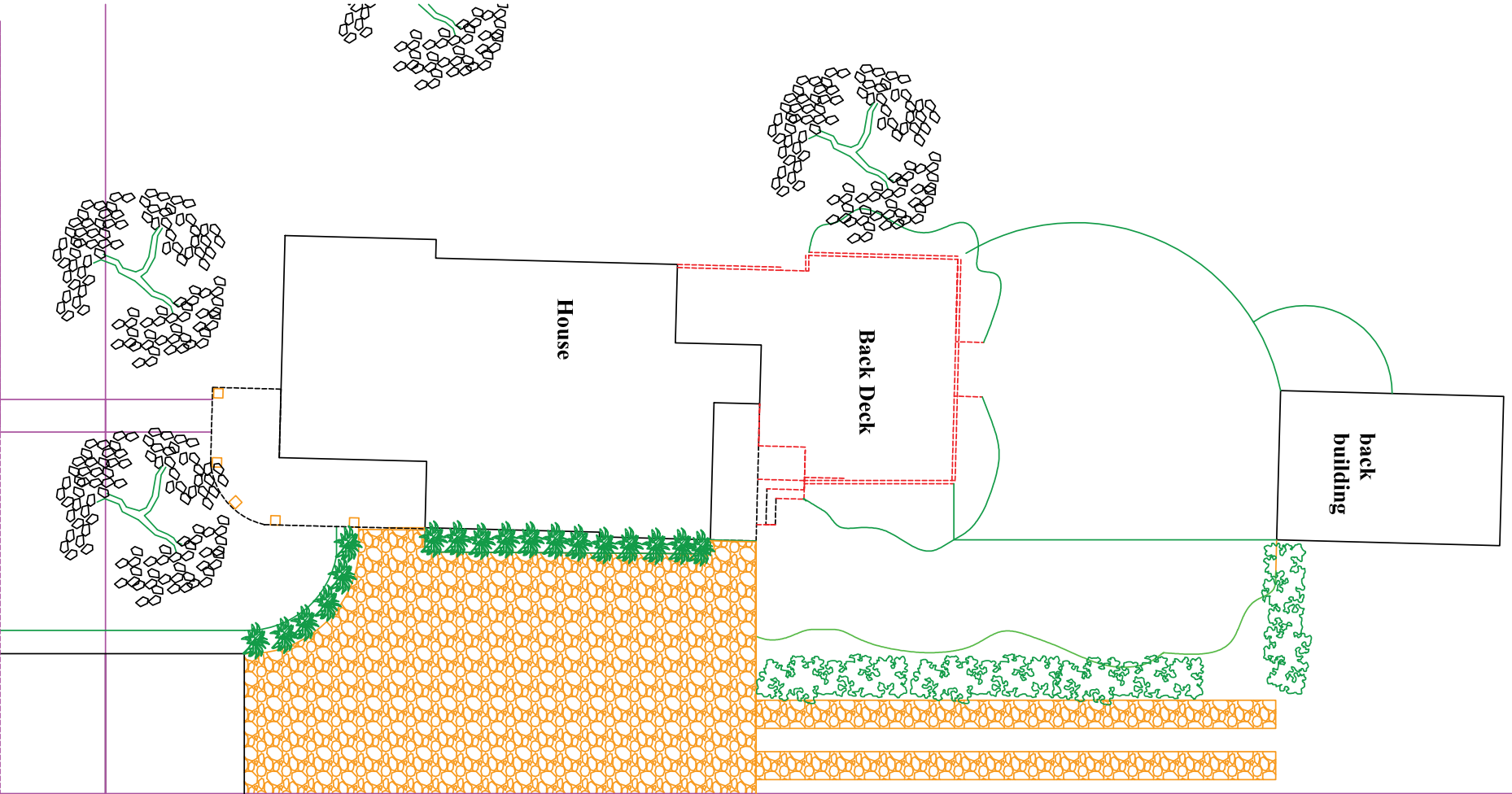
One last image of the concept of a gravel driveway.



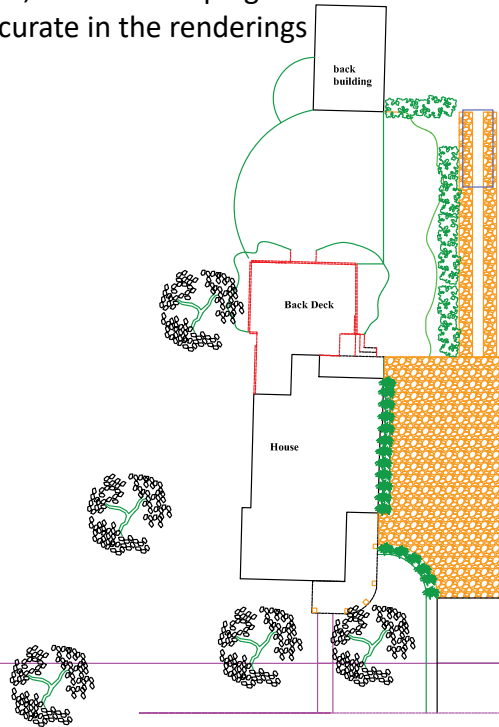
The Installation of the gravel drive would be multiple steps

- Leveling out the grade and creating a shallow bed to prep for the different layers of the drive
- First layer base material, crushed concrete which would then be stamped and leveled to create a smooth surface
- Installation of the stone border that will separate the gravel drive from either flower beds or grass
- Weed preventative layer
- Black star gravel, again stamped down to create a compact and level surface.

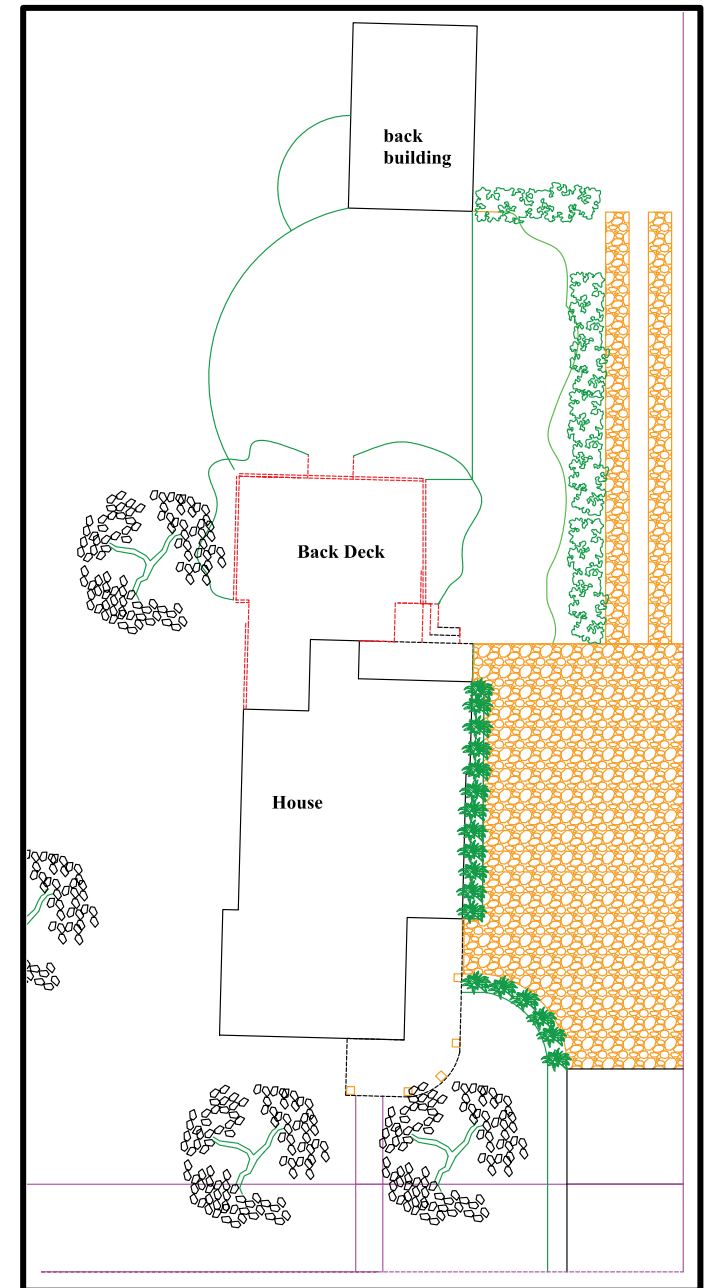
Here is my scaled layout for the proposed new driveway extension. (in orange)



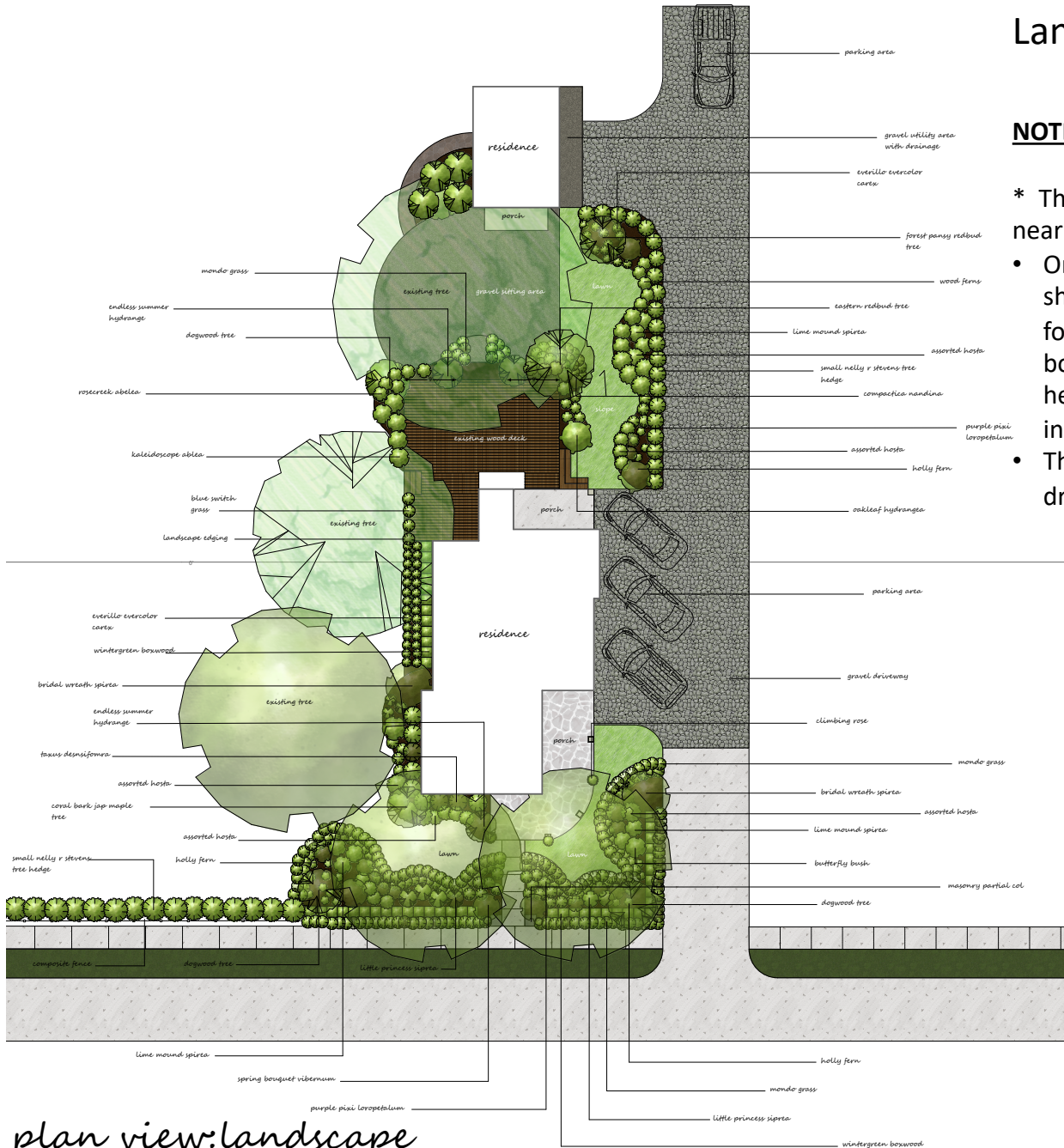
- on the left is the layout of the house and proposed driveway on the Land- Plat lines are in purple
- On the Right: (boxed in black) – is a close up of the house, and proposed driveway extension.
- I would like to have the ability to park three cars in the driveway, and to not have to back out one or two cars to let someone out.
- Currently we have to drive onto the grass to get around a parked car.
- It is our desire to add additional landscaping (plants, shrubs, small trees, etc. to enhance the house and hardscape.
 - The following pages will show the landscaping intent. However, final hardscaping is not completely accurate in the renderings



Location of the driveway extension is in orange



Landscaping plans



NOTES ON THE VARIATIONS OF THIS PLAN

- * There will not be as dense of planter beds near the road
- Originally the Landscape designer Proposed a short fence close to the sidewalk. To add a foundational boundary. That foundational boundary was an anchoring segment of the heavy vegetaion- However we eliminated that in the design.
- The driveway will not go back as far as this driveway is drawn

plan view: landscape

Conceptual Landscaping off of back deck- back ground landscaping is along the drive- you can see the location of the parking spot, (circled in yellow) the gravel that is shown, is not the gravel drive being proposed it is an existing gravel garden off the back deck. This angle shows how the landscaping plans softens the hardscape.



Here is a more aerial view of the design plan, (which includes landscaping)- in this view you are able to see the proposed location of the driveway



Conceptual view- The existing drive approach is not this wide- refer to my Cad Drawings on Page 8-
- Towards the back of the house, we are proposing doing a ribbon extension (not what is drawn)



Option B-

Lueders Gray Pavers.

\$34,000- for the driveway only- (driveway only, not including landscaping)



This is the material I would use for Option B

- I think this would be beautiful, however it is almost 3 times more expensive than Option A.
- With it being so much more expensive, it eliminates what we are able to do in terms of landscaping for a very long time



Survey



- LEGEND**
- 1/2" ROD FOUND
 - ⊙ 1/2" ROD SET
 - ⊙ 3/4" ROD FOUND
 - ⊙ 3" FOUND/SET
 - ⊙ POINT FOR CORNER
 - ⊙ 3/8" ROD FOUND
 - ⊙ TRANSFORMER PAD
 - ⊙ COLUMN
 - ⊙ UNDERGROUND ELECTRIC
 - ⊙ OVERHEAD ELECTRIC POWER
 - ⊙ OVERHEAD ELECTRIC SERVICE
 - ⊙ CHAIN LINK
 - ⊙ WOOD FENCE 6-8'
 - ⊙ WOOD FENCE 8-10'
 - ⊙ DOUBLE REEF WOOD FENCE
 - ⊙ FENCE POST FOR CORNER
 - ⊙ CONCRETE FOUNDATION
 - ⊙ AIR CONDITIONER
 - ⊙ POOL EQUIPMENT
 - ⊙ POWER POLE
 - ⊙ OVERHEAD ELECTRIC
 - ⊙ BARRIED WIRE
 - ⊙ EDGE OF ASPHALT
 - ⊙ EDGE OF GRAVEL
 - ⊙ DRIVE
 - ⊙ SIDEWALK
 - ⊙ COVERED AREA
 - ⊙ DRIVE

EXCEPTIONS:

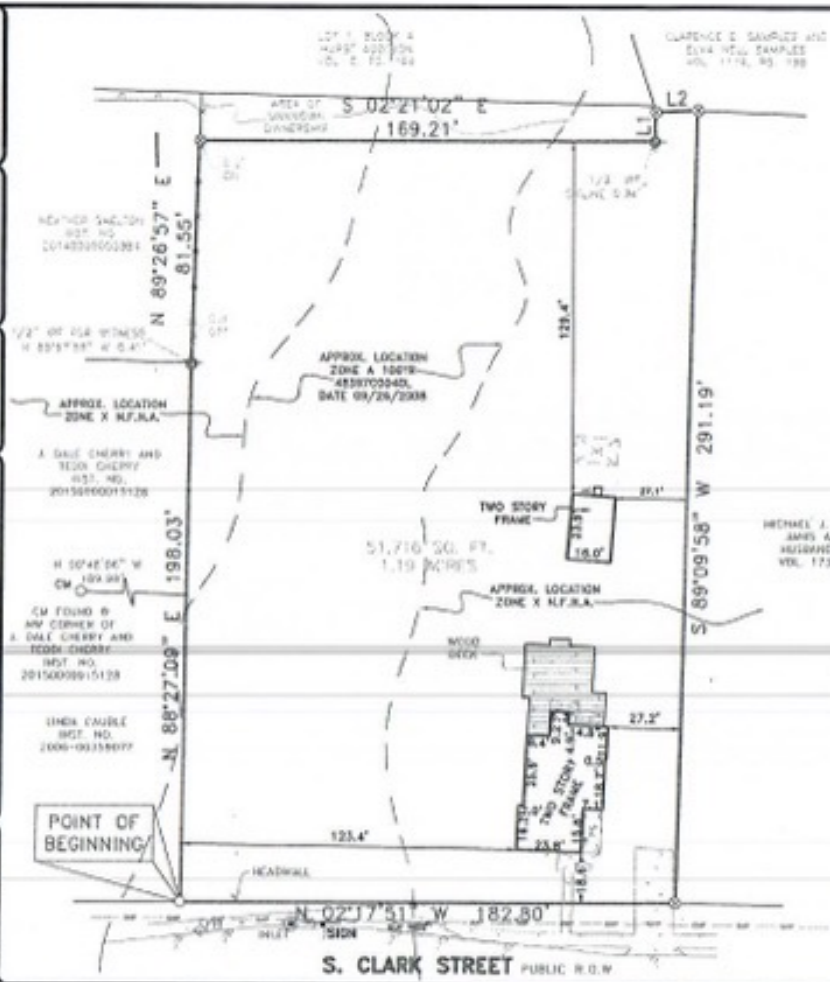
NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTE: REVISION MADE TO ADD SET CORNERS AND UPDATED LEGAL 07/22/19 -MARIA

NOTES:

EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 463870040L, this property does lie in Zone A and does lie within the 100 year flood zone. (Except as shown).



307 S. Clark Street

Being a tract of land situated in the Benjamin F. Baylison 372 acre Survey, Abstract No. 14, Beckwith County, Texas, same being that tract of land conveyed to Tyler K. Kiddle and Megan L. Kiddle, by deed recorded in instrument No. 2015009907350, Official Public Records of Beckwith County, Texas, and being more particularly described by notes and records as follows:

BOUNDARY of a 1/2 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Linda Coubie, by deed recorded in instrument No. 2015009907377, Official Public Records of Beckwith County, Texas and lying along the East line of S. Clark Street (Public right-of-way):

TWENCE North 88 degree 27 minutes 29 seconds East, along the South line of said Coubie tract, a distance of 198.03 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to J. Dale Cherry and Todd Cherry, by deed recorded in instrument No. 2015000019158, Official Public Records of Beckwith County, Texas and being the Southeast corner of that tract of land conveyed to Heather Shelton, by deed recorded in instrument No. 20140000003864, Official Public Records of Beckwith County, Texas, from which a 1/2 inch iron rod found bears North 85 degree 57 minutes 58 seconds West, a distance of 0.41 feet for witness;

TWENCE North 88 degree 26 minutes 57 seconds East, along the South line of said Shelton tract, a distance of 81.55 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

TWENCE South 02 degree 21 minutes 02 seconds East, a distance of 169.21 feet to a point for corner, from which a 1/2 inch iron rod found and line bears in a Northerly direction of a distance of 0.24 feet for reference;

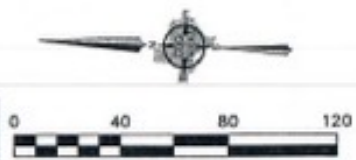
TWENCE North 88 degree 54 minutes 14 seconds East, a distance of 19.89 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Clarence C. Samples and Don Nell Samples, by deed recorded in Volume 1118, Page 198, Deed Records of Beckwith County, Texas;

TWENCE South 03 degree 57 minutes 21 seconds East, along the West line of said Samples tract, a distance of 15.72 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Michael J. Pittman and Julie A. Pittman, husband and wife, by deed recorded in Volume 1739, Page 178, Deed Records of Beckwith County, Texas;

TWENCE South 88 degree 09 minutes 58 seconds West, along the North line of said Pittman tract, a distance of 291.19 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Pittman tract and lying along the aforementioned East line of S. Clark Street;

TWENCE North 02 degree 17 minutes 51 seconds West, along said East line of S. Clark Street, a distance of 182.80 feet to the POINT OF BEGINNING and containing 51,710 square feet or 1.19 acres of land.

LINE	BEARING	DISTANCE
L1	N 85°54'14" E	10.96'
L2	S 03°57'21" E	15.72'



This survey is made in conjunction with the information provided by Capital Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have as this date made a careful and accurate survey on the ground of the subject property. The plat herein is a correct and accurate representation of the property lines and dimensions as so indicated; location and type of buildings are so shown and EXCEPT AS SHOWN, there are no visible and apparent encroachments or obstructions on the ground.

Date: _____

Accepted by: _____

Purchaser _____

Purchaser _____

Drawn By: MARIA

Scale: 1" = 40'

Date: 07/22/19

OF NO.: 19-428508-RW

Job No.: 1914510

30722 North Blvd, Ste 200
Dallas, TX 75248
Phone: 214-262-2600
Fax: 214-262-2600
Email: jon@cbg.com
www.cbg.com

JONATHAN M. QUILL
REGISTERED PROFESSIONAL SURVEYOR
No. 5982
STATE OF TEXAS



We have had our vehicle get stuck in the mud after a rain-
This also causes unsightly mud tracks over the existing parking pad
and onto the city streets





307



RESIDENTIAL ZONING
REQUIREMENTS
FOR SINGLE-FAMILY
RESIDENCES

307

NOV 12 2004



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: June 15, 2023
APPLICANT: Michael Cheatham
CASE NUMBER: H2023-009; *Certificate of Appropriateness (COA) for 401 N. Fannin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael Cheatham on behalf of Jim Ricketts for the approval of a Certificate of Appropriateness for exterior alterations on a *High Contributing Property* being a 0.550-acre parcel of land identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 N. Fannin Street, and take any action necessary.

BACKGROUND

According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a ~3,754 SF single-family home that was constructed in 1905, and a ~656 SF detached garage that was constructed in 1985. The subject property was annexed prior to 1911 based on the May 16, 1911 Sanborn Maps. According to the *2017 Historic Resource Survey*, the single-family home constructed on the subject property was built in the Folk Victorian architectural style and is classified as a *High Contributing Property*. According to the January 3, 1972 historic zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to Single-Family 7 (SF-7) District. On June 16, 2016, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2016-004] to allow the renovation and expansion of the existing home. On September 26, 2017, the Historic Preservation Advisory Board (HPAB) reviewed a staff-initiated case [Case No. H2017-015], which considered the contributing status of the subject property after the previously approved renovations were complete; the HPAB ultimately determined that the *High-Contributing* status shall remain. On December 20, 2018, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2018-022], a Small Matching Grant [Case No. H2018-024], and a Building Permit Fee Waiver [Case No. H2018-023] to allow the repair and replacement an existing picket fence. On October 17, 2019, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2019-011], a Small Matching Grant [Case No. H2019-013], and a Building Permit Fee Waiver [Case No. H2019-012] to allow the construction of an attached garage and breezeway.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of renovating the existing detached garage on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 401 N. Fannin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land developed with single-family homes (*i.e. 405, 503, & 601 N. Fannin Street*), all located within the Old Town Rockwall (OTR) Historic District. Beyond this is the boundary for the Old Town Rockwall (OTR) Historic District, followed by a vacant 3.46-acre parcel of land (*i.e. Lot 2, Fannin Addition*). All of the properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is Olive Street, which is classified as a *Residential Roadway* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (*i.e.* 307, 305, & 301 N. Fannin Street) originally developed with single-family homes that have since been converted to commercial land uses. Following this is E. Interurban Street, which is classified as a *Residential Roadway* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.747-acre parcel of land (*i.e.* Lot 1, 4, 5, 6, 7, 8, and the south portion of 3, Block E, Rockwall OT Addition), developed with a *Financial Institution* (*i.e.* Community Bank). All of these properties are zoned Downtown (DT) District.

East: Directly east of the subject property is the intersection of N. Clark Street and Williams Street, which are classified as a *Residential Roadway* and a *Minor Collector* respectively on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.66-acre parcel of land (*i.e.* Lots 1 & 2, Block A, Thomas & Smith Addition) developed with a *Restaurant*, zoned Downtown (DT) District. Following this are four (4) parcels of land (*i.e.* 304, 306, 308, & 310 Williams Street) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Kernodle Street, which is classified as a *Residential Roadway* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a vacant 1.65-acre parcel of land (*i.e.* Lot 1, Block A, Olive-Fannin Addition) zoned Downtown (DT) District and Single-Family 7 (SF-7) District. Beyond this is a 0.7191-acre parcel of land (*i.e.* Lot 1, Block 1, Bin 303 Restaurant Addition) developed with a *Restaurant* (*i.e.* Bin 303) and zoned General Retail (GR) District. Following this is a 0.4894-acre parcel of land (*i.e.* Lot A, Block 123, B. F. Boydston Addition) developed with an *Office Building* that is zoned General Retail (GR) District. Beyond this is N. Goliad Street [SH-205], which is classified as a P3U (*i.e.* principle arterial, three (3) lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

On May 26, 2023, the applicant submitted an application requesting the approval of a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB). The applicant is requesting to convert the existing detached garage into a game room. Based on the applicant's proposed scope of work, [1] the garage doors will be removed and replaced with four (4) windows, [2] the double door will be replaced with a single door, [3] the electrical and HVAC will be redone, [4] drywall will be installed, [5] the concrete floor will be repaired, and [6] the storage area will be converted into a patio. In addition, the applicant indicated that the exterior building materials and color will not be changed and no plumbing will be installed.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by Subsection B or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a High-Contributing Property.

Staff should note that the Historic Preservation Advisory Board (HPAB) has the ability to review the proposed exterior changes and cannot consider interior remodel work. In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

(1) Building Standards.

- (a) Windows. According to Section 07(C)(7), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(t)he overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure." In this case, the proposed building elevations appear to indicate that the size, width, and height are complimentary to the primary structure's windows; however, the existing windows on the primary structure appear to be vinyl, which is inconsistent for the time period of the home. That

being said, these windows were approved by a previous Certificate of Appropriateness (COA) [Case No. H2016-004] and the proposed windows appear to match.

- (b) *Building Facades and Materials*. According to Section 07(C)(6), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(m)aterials, structural and decorative elements and the manner in which they are used...should be typical of the style and period of the existing structure.” Based on the building elevations and scope of work provided by the applicant, the garage doors are being replaced with same material that the existing detached garage is faced in.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” That being said, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On June 5, 2023, staff mailed 35 property owner notifications to property owners and occupants within 500-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) The applicant shall be required to receive the necessary building permit(s) prior to any construction on the subject property.
- (2) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **401 N FANNIN ST ROCKWALL TX 75087**

SUBDIVISION _____ LOT **C** BLOCK **177**

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: **CONTRACTOR**

OWNER(S) NAME **JIM RICKETTS**
 ADDRESS **401 N FANNIN ST**
Rockwall TX 75087
 PHONE **214-455-6645**
 E-MAIL **JRICKETTS@WHEEL-SOURCE.COM**

APPLICANT(S) NAME **MICHAEL HEATHAM**
 ADDRESS **1703 CEDAR RIDGE RD WEST**
HEATH TX 75032
 PHONE **469-734-6055**
 E-MAIL **OFFICE@WILLOWCREEKCUSTOMHOMES.COM**

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 70,000**

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

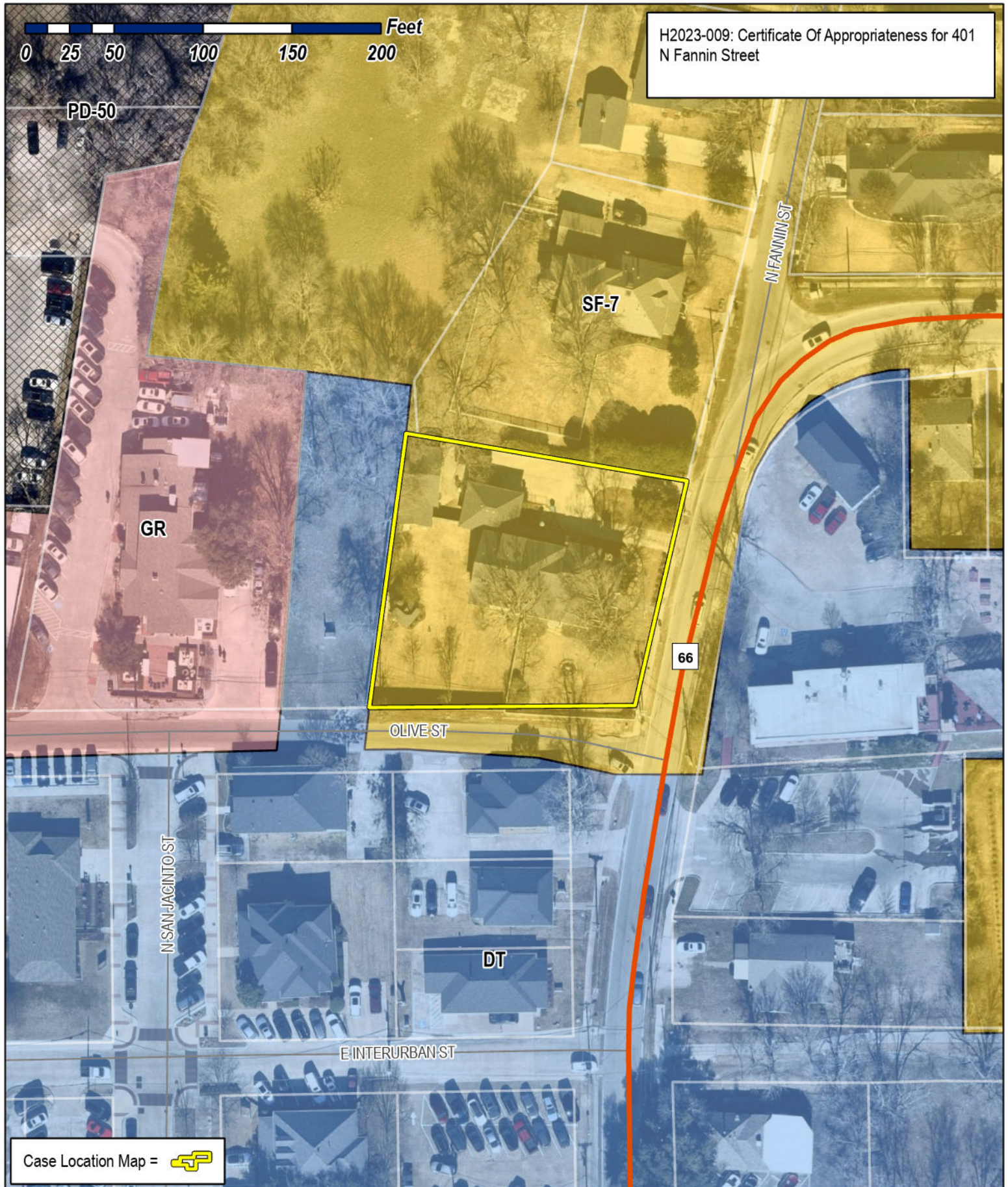
WE PLAN ON CHANGING THE 2 EXISTING GARAGE DOORS TO MAKE 4 WINDOWS, CHANGING DOUBLE DOOR TO A SINGLE DOOR, OPENING STORAGE AREA INTO PORCH COVERED THAT WILL BE BEHIND EXISTING PRIVATE FENCE. ALL EXTERIOR MATERIAL & PAINT COLORS WILL STAY THE SAME. UP DATING ALL ELECTRICAL & HVAC DUE TO AGE OF BUILDING. INSTALL DRYWALL ON WALLS AND CEILING CURRENTLY OPEN FRAMING. RESURFACING GARAGE FLOOR.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____



H2023-009: Certificate Of Appropriateness for 401 N Fannin Street



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

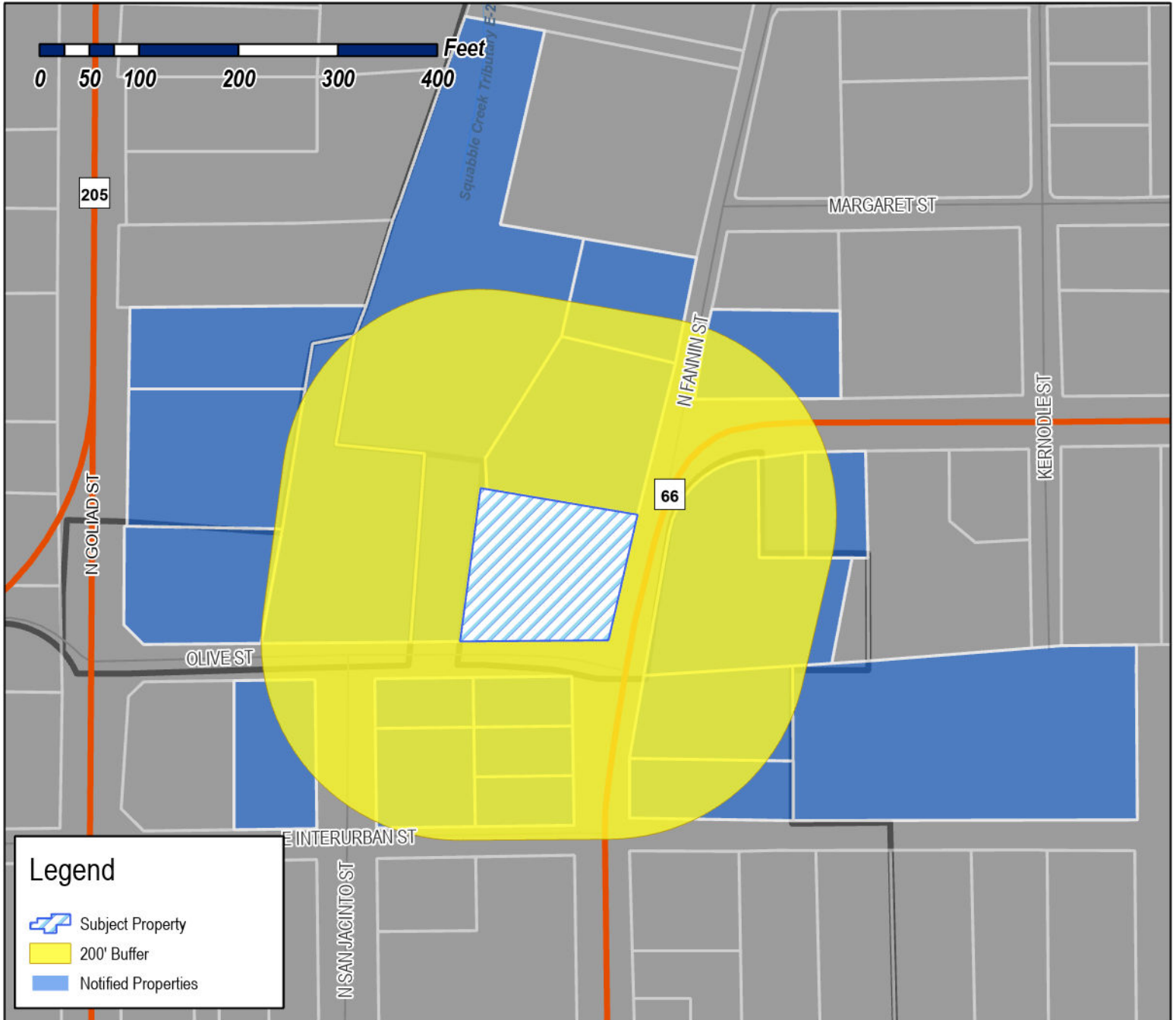




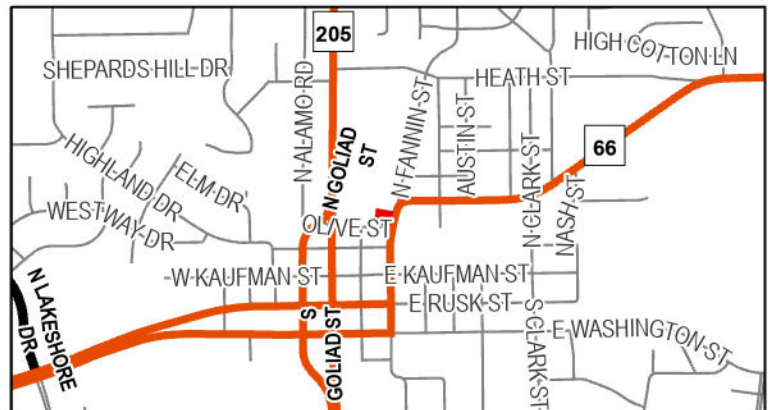
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: H2023-009
Case Name: COA for 401 N Fannin Street
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 N Fannin Street



Date Saved: 5/31/2023

For Questions on this Case Call: (972) 771-7746

ADAMS-ROMANO KEVIN PATRICK & JULLIAN
ROSE
303 WILLIAMS ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO
ROCKWALL, TX 75087

OCCUPANT
304 N SAN JACINTO
ROCKWALL, TX 75087

KMA LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

OCCUPANT
307 N FANNIN ST
ROCKWALL, TX 75087

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

OCCUPANT
305 N FANNIN ST
ROCKWALL, TX 75087

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC
301 N FANNIN ST
ROCKWALL, TX 75087

OCCUPANT
301 N SAN JACINTO
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
201 OLIVE ST
ROCKWALL, TX 75087

ODOM JAY & ALISON
P.O. BOX 578
ROCKWALL, TX 75087

OCCUPANT
401 N FANNIN ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
302 N FANNIN ST
ROCKWALL, TX 75087

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
PO BOX 871239
MESQUITE, TX 75187

OCCUPANT
306 N FANNIN ST
ROCKWALL, TX 75087

LAURENCE CROSSING LLC
2500 DISCOVERY BLVD Suite 300
ROCKWALL, TX 75032

OCCUPANT
308 FANNIN
ROCKWALL, TX 75087

LAURENCE CROSSING LLC
2500 DISCOVERY BLVD Suite 300
ROCKWALL, TX 75032

OCCUPANT
304 WILLIAMS ST
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

OCCUPANT
306 WILLIAMS ST
ROCKWALL, TX 75087

MCKEE RICHARD AND KALASI
16713 MEADOWBROOK BV
FORNEY, TX 75126

OCCUPANT
105 OLIVE ST
ROCKWALL, TX 75087

MBK3 PROPERTY HOLDING CO LLC
804 TRUMPETER WAY
ROCKWALL, TX 75032

OCCUPANT
404 N GOLIAD
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

OCCUPANT
502 N GOLIAD
ROCKWALL, TX 75087

BLACK SHIRLEY M
193 PORT SAINT CLAIRE
ARANSAS PASS, TX 78336

OCCUPANT
406 N GOLIAD
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

SEREGOW JAMES AND KATHLEEN
503 N FANNIN ST
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN ST
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2023-009: COA for Exterior Alterations at 401 N. Fannin Street

Hold a public hearing to discuss and consider a request by Michael Cheatham on behalf of Jim Rickets for the approval of a Certificate of Appropriateness for exterior alterations on a High Contributing Property being a 0.550-acre parcel of land identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 N. Fannin Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, June 15, 2023 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, June 15, 2023 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

Case No. H2023-009: COA for Exterior Alterations at 401 N. Fannin Street

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

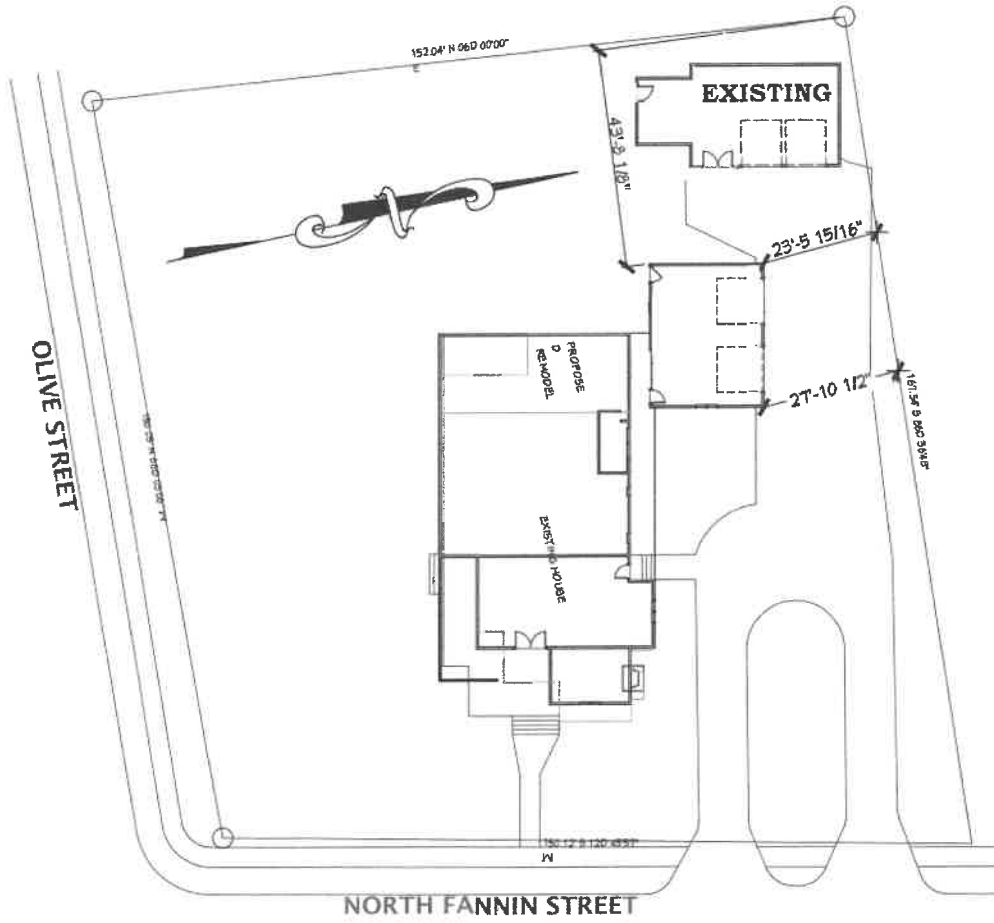
Four horizontal grey bars for providing reasons for support or opposition.

Name:

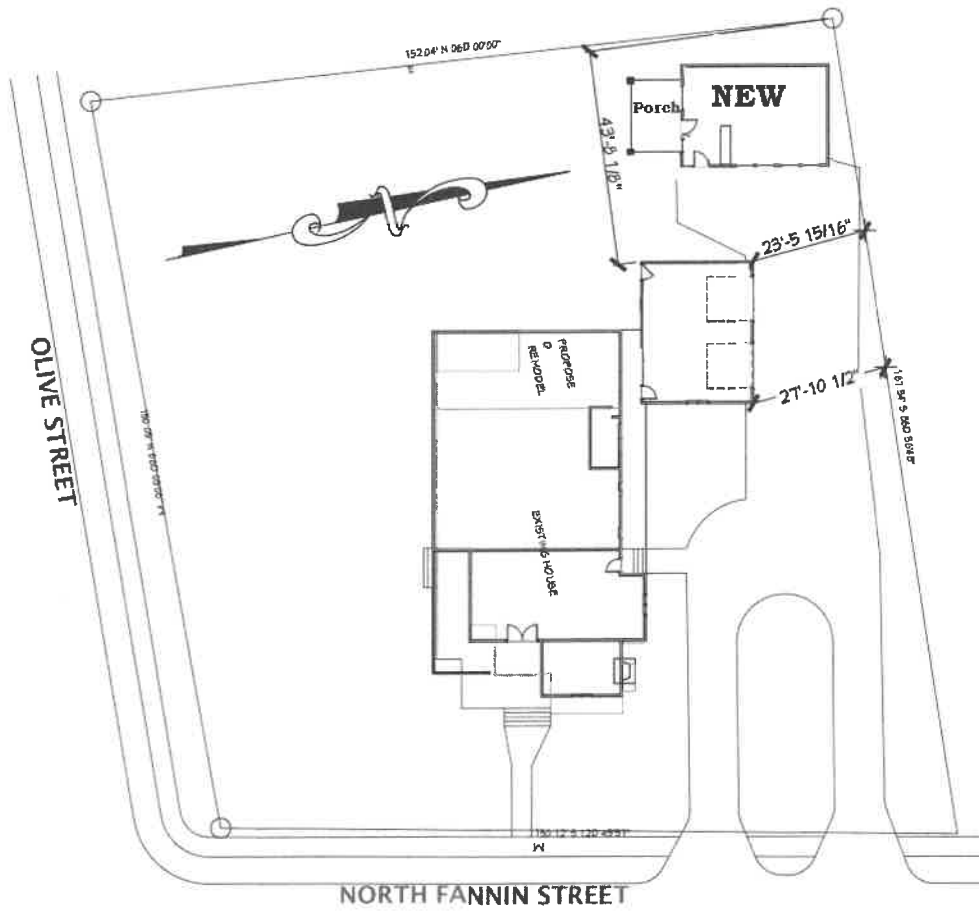
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

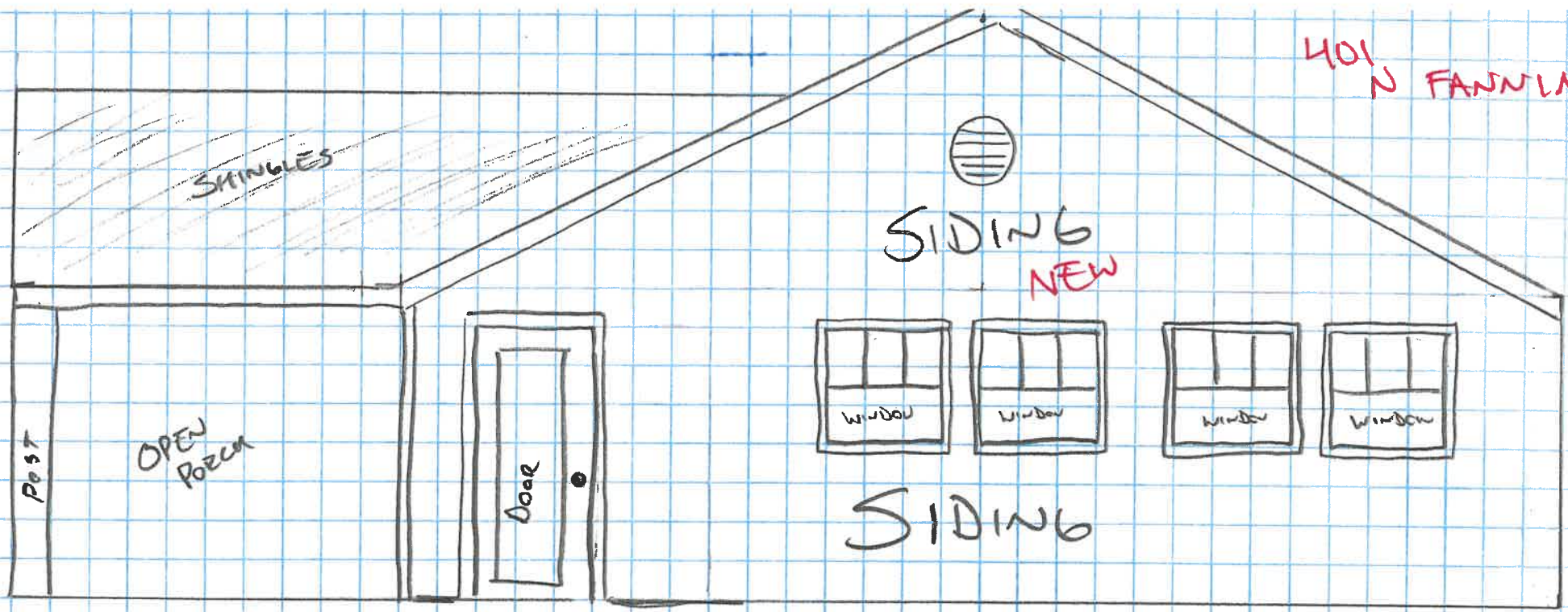


PLOT PLAN
1/2"=1'-0"

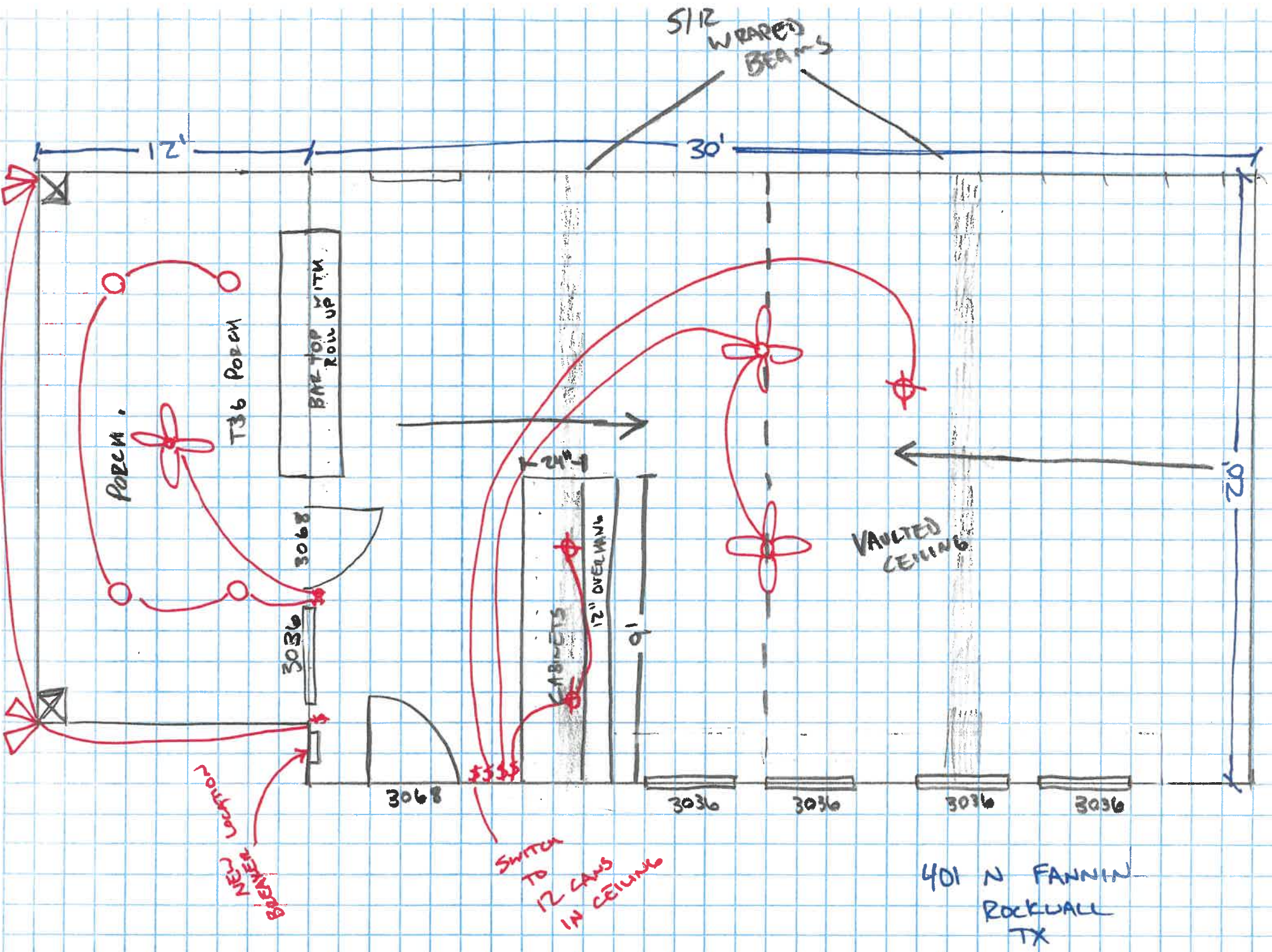


PLOT PLAN
1/20/2012

401 N FANNIN -







401 N FANNIN
 ROCKWALL
 TX





CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board

FROM: Angelica Guevara, *Planning Technician*

DATE: June 15, 2023

SUBJECT: Request to Resubmit an Application for a Certificate of Appropriateness (COA) for 303 Williams Street

The applicant, Alexander Barakat, is requesting to waive the one (1) year time limitation on resubmitting an application for a Certificate of Appropriateness (COA) that was denied. On May 18, 2023, the Historic Preservation Advisory Board (HPAB) denied a request for a COA [Case No. H2023-006] for a front yard fence stating that they did not feel the fence met the *Historic Guidelines* for fences in the Historic District. According to Subsection 06.03(H)(1), *Appeal Process*, of the Unified Development Code (UDC), “(i)f the Certificate of Appropriateness (COA) is denied, the applicant may appeal to the City Council by filing a written notice with the Historic Preservation Officer (HPO) within ten business days after the decision of the board. In considering an appeal, the sole issue before the City Council shall be whether the board erred in its decision. The City Council shall consider the same standards and evidence that was considered in making the decision. Appeal to the City Council constitutes the final administrative remedy.” After reviewing this criterion, the applicant chose to submit a request in accordance with Section 06.03(H)(2), *Reapplication*, of the Unified Development Code (UDC), which states that if an appeal is denied by the HPAB no further applications may be considered for the subject matter of the denied COA for a period of one (1) year from the date of final decision unless the HPAB waives the time limitation. In considering this matter the HPAB is asked to determine if there are changes or circumstances sufficient to warrant a new hearing. In this case, staff feels the request may be warranted due to the applicant not being at the original public hearing; however, this is a discretionary decision for the HPAB, and only requires a simple majority vote for approval. Should the HPAB have any questions staff and the applicant will be available at the June 15, 2023 HPAB meeting.



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: May 18, 2023
APPLICANT: Alexander Barakat
CASE NUMBER: H2023-006; *Certificate of Appropriateness (COA) for 303 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Alexander Barakat for the approval of a *Certificate of Appropriateness (COA)* for a fence on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as Lot C, Block 2, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 Williams Street, and take any action necessary.

BACKGROUND

The 1,923 SF single-family home -- *situated on the subject property at 303 Williams Street* -- was constructed circa 1950 utilizing the *Ranch* architectural style according to the *2017 Historic Resource Survey*. The single-family home is classified as *Medium-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations to the home. The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: SEPTEMBER 2022

PURPOSE

The applicant is requesting approval of a *Certificate of Appropriateness (COA)* for the purpose of removing an existing front-yard fence and replacing it with a four (4) foot tall wrought iron fence.

ADJACENT LAND USES AND ACCESS

The subject property is located at 303 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.28-acre parcel of land (*i.e. 302 E. Margaret Street*) that is developed with a single-family home that is designated as a *Medium-Contributing Property* on the *2017 Historic Resource Survey*. This property is zoned Single-Family 7 (SF-7) District. Following this is Margaret Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District followed by a 0.5760-acre parcel of land (*i.e. 703 Kernodle Street*) developed with a single-family home. This property is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is Williams Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.1140-acre parcel of land (*i.e. 304 Williams Street*) developed with a single-family home and a 0.1840-acre parcel of land (*i.e. 306 Williams Street*) developed with a single-family home. Both of these properties are designated as *Medium-Contributing Properties* on the 2017 Historic Resource Survey and are zoned Single-Family 7 (SF-7) District. Beyond this is a parcel of land (*i.e. 308 Fannin Street*) that is developed with a restaurant (*i.e. The Roundabout*). This property is classified as a *Non-Contributing Property* on the 2017 Historic Resource Survey, and is zoned Downtown (DT) District. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is a 0.7096-acre parcel of land (*i.e. 501 Kernodle Street*) developed with a single-family home that is designated as a *High-Contributing Property* on the 2017 Historic Resource Survey. Beyond this is Kernodle Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.2630-acre parcel of land (*i.e. 502 Kernodle Street*) developed with a single-family home that is designated as a *Medium-Contributing Property* on the 2017 Historic Resource Survey. In addition, there is also a 0.1600-acre parcel of land (*i.e. 506 Kernodle Street*) developed with a single-family home that is designated as a *Non-Contributing Property* on the 2017 Historic Resource Survey. Both of these properties are zoned Single-Family 7 (SF-7) District. Following this is a 0.3860-acre parcel of land (*i.e. 501 Austin Street*) developed with a single-family home that is designated as a *Non-Contributing Property* on the 2017 Historic Resource Survey. This property is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a 0.2700-acre parcel of land (*i.e. 503 N. Fannin Street*) that is developed with a single-family home that is designated as a *Non-Contributing Property* on the 2017 Historic Resource Survey. Beyond this is a 1.65-acre vacant parcel of land (*i.e. Lot 1, Block A, Olive-Fannin Addition*) designated as a *Non-Contributing Property* on the 2017 Historic Resource Survey. Following this are three (3) parcels of land developed with two (2) *Medium-Contributing Properties* (*i.e. 602 and 504 N. Goliad Street*) and one (1) *Non-Contributing Property* (*i.e. 506 N. Goliad Street*). All of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this is N. Goliad Street, which is identified as a M4U-M (*i.e. modified major collector, four (4) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of removing a damaged front yard fence and replacing it with a four (4) foot tall, wrought iron fence. The photos provided by the applicant indicate that the fence that was knocked down was a white, wooden fence that is estimated to be three (3) feet in height. Staff should note that the applicant commenced with the work prior to submitting or receiving a Certificate of Appropriateness (COA) or a building permit. This was referred to staff by the Neighborhood Improvement Services (NIS) Division of the City after a *Stop Work Order* was issued to the applicant. Currently, most of the damaged fence has been removed and part of the new wrought iron fence has been put into place.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Medium-Contributing Property* on the 2017 Historic Resource Survey.

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), front yard fences are subject to the following: "(H) Fences. A fence in the front, side, or rear yards should meet all applicable city codes. Most fences require only a fence permit; however, a fence requiring a building permit will also be reviewed and approved by the board [*Historic Preservation Advisory Board*]. Any fence that requires review

must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot.” In this case, staff reviewed the surrounding properties and found that the majority of the homes had white picket fences or no fence at all, which would appear to make the applicant’s request inconsistent with the neighboring historic buildings; however, wrought iron fences are not an atypical style for the period of the existing historic home. In addition, Subsection 8.03(D)(2), *Fences in the Front Yard*, of Article 08, *Fence Standards*, of the Unified Development Code (UDC) states “(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission ... the Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions: ... (b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences that are 50% transparent ... shall not exceed 48-inches in height ... In considering a front yard fence, the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information concerning the proposed front yard fence.” This means that if the HPAB approves the Certificate of Appropriateness (COA) for the look of the fence, a recommendation for approval will be sent to the Planning and Zoning Commission concerning the proposed front yard fence. Staff should note that the applicant’s request does appear to be in conformance with all of the Unified Development Code’s (UDC’s) requirements for a front yard fence.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” In this case, the applicant’s scope of work (*i.e. removing and replacing the fence*) appears to generally be in conformance with the guidelines and requirements contained in the Unified Development Code (UDC), and the proposed scope of work does not appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On May 4, 2023, staff mailed 22 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 308 Williams St. Rockwall TX 75087
 SUBDIVISION _____ LOT 50/40 BLOCK 2

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME Alexander Barakat
 ADDRESS 2234 Rendas Way
Rockwall TX 75087
 PHONE 214-549-2607
 E-MAIL Alex@barakatscorp.com

APPLICANT(S) NAME _____
 ADDRESS _____
 PHONE _____
 E-MAIL _____

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: Replace current fence

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 6500

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

A ~~vehicle~~ vehicle ran through our fence. We are removing the damage fence and replacing it with a 4ft. tall wrought iron fence.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE Alex Barakat

APPLICANT'S SIGNATURE Alex Barakat



H2023-006: Certificate of Appropriateness for 303 Williams Street



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

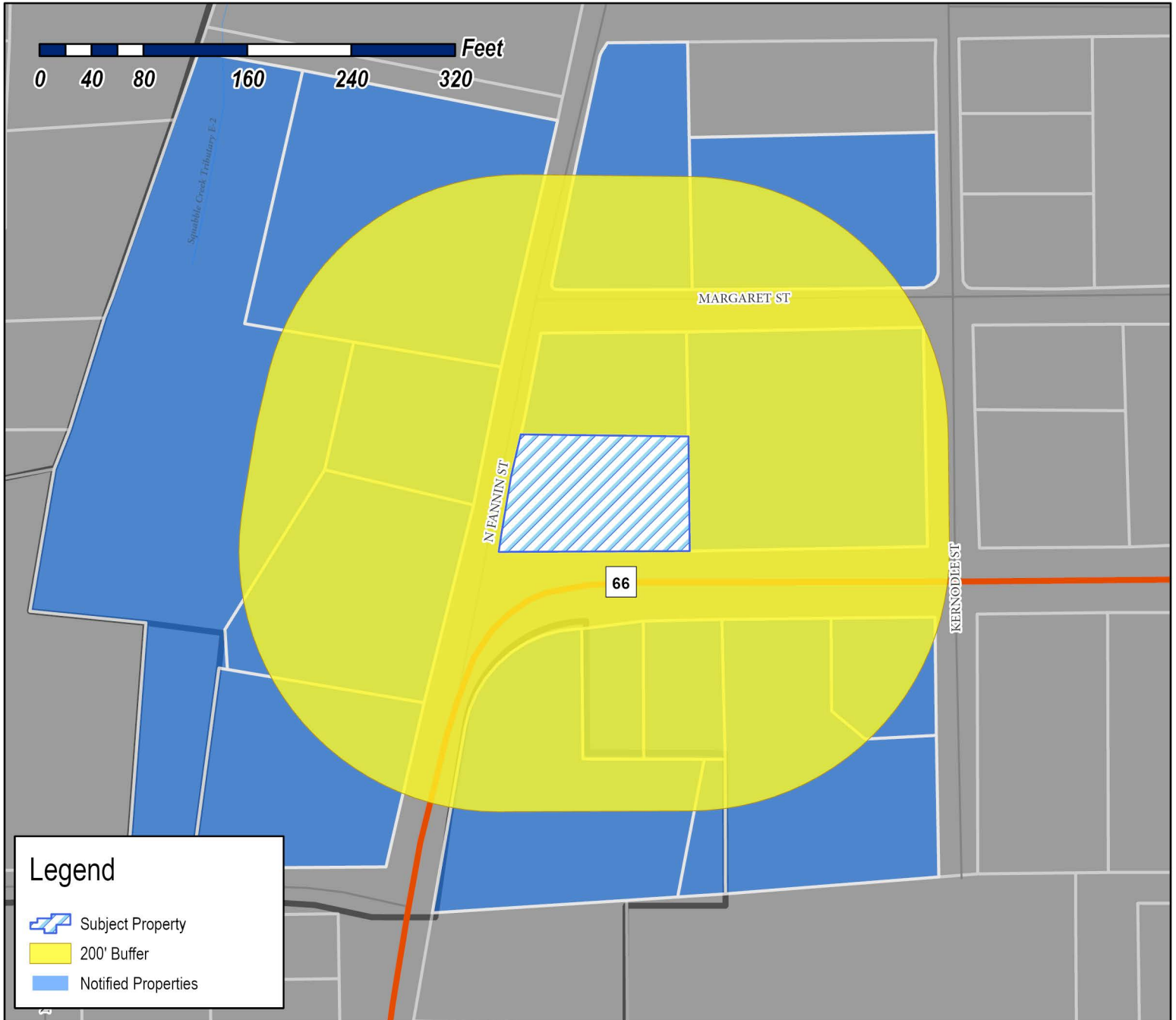





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Legend

-  Subject Property
-  200' Buffer
-  Notified Properties

Case Number: H2023-006
Case Name: COA for a Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 303 Williams Street

Date Saved: 4/18/2023

For Questions on this Case Call: (972) 771-7746



MCKEE RICHARD AND KALASI
16713 MEADOWBROOK BV
FORNEY, TX 75126

RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

LAURENCE CROSSING LLC
2500 DISCOVERY BLVD SUITE 300
ROCKWALL, TX 75032

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

ADAMS-ROMANO KEVIN PATRICK & JULLIAN
ROSE
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN
503 N FANNIN ST
ROCKWALL, TX 75087

JENNIFER'S HOMES INC
519 E INTERSTATE 30 #442
ROCKWALL, TX 75087

RESIDENT
601 KERNODLE ST
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

ODOM JAY & ALISON
P.O. BOX 578
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2023-006: Certificate of Appropriateness for 303 Williams Street

Hold a public hearing to discuss and consider a request by Alexander Barakat for the approval of a Certificate of Appropriateness for a fence on a Medium Contributing Property being a 0.2800-acre parcel of land identified as a portion of Lot C, Block 2, Farmers & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 Williams Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, May 18, 2023 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, May 18, 2023 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2023-006: Certificate of Appropriateness for 303 Williams Street

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Josh

BEING A PART OF BLOCK 3 AS SHOWN AND DESCRIBED IN THE
MAP LOCATED IN THE CITY OF CHICAGO, ACCORDING TO THE
RECORDED PLAN THEREIN, LOCATED IN VOLUME 2, PAGE 111,
CITY OF CHICAGO, THE RECORDS AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD AND THE COURSE OF THE
ADJACENT LOT AT THE EAST LINE OF TWENTY SEVEN, WITH THE
NORTH LINE OF WILLIAMS STREET, ON THE EASTERN CORNER OF
SAID BLOCK 3;

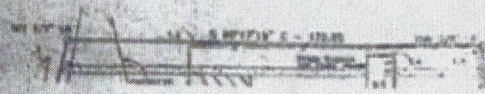
THENCE NORTH 17° 28' 12" EAST, ALONG THE EAST LINE OF SAID
TENTH STREET, AND THE SOUTH LINE OF SAID BLOCK 3, A
DISTANCE OF 34.51 FEET TO A 1/2" IRON ROD AND THE POINT;

THENCE SOUTH 89° 31' 12" WEST, A DISTANCE OF 122.61 FEET
TO A 3/8" IRON ROD AND THE POINT;

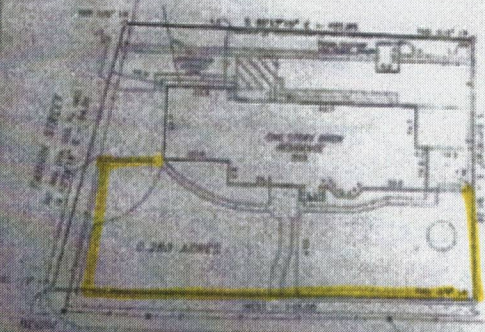
THENCE SOUTH 26° 02' 42" EAST, A DISTANCE OF 60.12 FEET TO A
3/8" IRON ROD AND THE POINT; TO THE NORTH CORNER OF SAID
WILLIAMS STREET;

THENCE WEST ALONG THE NORTH LINE OF SAID WILLIAMS STREET, A
DISTANCE OF 345.80 FEET TO THE POINT OF BEGINNING AND
CONTAINING 4.283 ACRES OF LAND.

EDWARD G. SHANNON
SIL. 164, PG. 211



EDWARD G. SHANNON
SIL. 164, PG. 211



WILLIAMS STREET

EDWARD G. SHANNON
SIL. 164, PG. 211

AMERICAN SURVEYING AND MAPPING CO., INC.
CHICAGO, ILL.









303



NOV 10 2004

